



FREEHOLD

£285,000



**THE ROOSTING PLACE, ELTON ROAD, ELTON, NEWNHAM,
GLOUCESTERSHIRE, GL14 1JN**

- ONE BEDROOM
- LPG CENTRAL HEATING
- RURAL LOCATION
- PLEASANT OUTLOOK
- LARGE GARDENS
- GARAGE & PARKING
- IDEAL FOR EXTENSION

www.kjtresidential.co.uk

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A PRETTY DETACHED ONE BEDROOMED COTTAGE IDEAL FOR EXTENSION OR AS IS - A RURAL GETAWAY/HOLIDAY HOME.

Elton is situated between the Forest of Dean and the River Severn and is well positioned for travel to the area's major centers as well as being ideal for the booming tourist industry in the local area.

Canopy entrance porch with door to -

Open plan living area: 17' 9" x 12' 0" (5.41m x 3.65m), With kitchen area fitted at wall and base level, fitted oven and induction hob, fitted dishwasher and fridge. Living area has radiator, display fireplace with electric fire, windows to front and side.

Stairs leading to -

Mezzanine Bedroom: 17' 1" x 12' 0" (5.20m x 3.65m), Window, radiator, exposed roof purlins and stone wall.



Bathroom: Panelled bath, W.C., sink unit, over-bath mixer shower, tiling to wall, radiator, extractor.

Outside: There is a garage being 20' x 11' with gas boiler for the cottage and power and light. There is separate parking and garden fenced from the main garden.

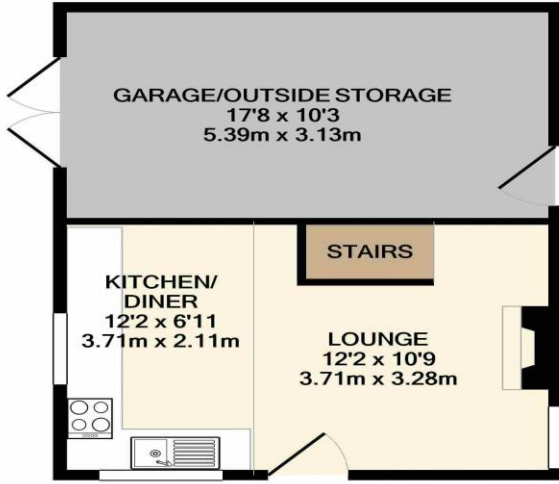
Services: Mains water, electricity and private drainage. The heating system and services where applicable have not been tested.





IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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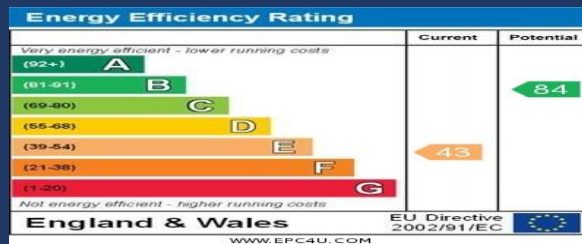
GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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PASSIONATE
ABOUT
Property
SINCE 1982