



14 All Saints Road | Blakeney | Gloucestershire | GL15 4DU

GUIDE PRICE: £159,950



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terry**
sales & lettings

A three bedroom semi-detached property in a village location with glorious views over the surrounding countryside.

The property has scope for improvement/modernisation and has further potential with a storage room that could be incorporated into the main property. The accommodation comprises to the ground floor of covered entrance with doors to the outside storage room and the entrance hallway. The hallway has stairs to the first floor and doors through to the lounge and kitchen/dining room. The kitchen/dining room has views over the surrounding countryside, a range of wall and base units and an under-stairs storage cupboard. The lounge also has views over the surrounding countryside and a feature fireplace with gas fire inset.

Leading off the first floor landing are three bedrooms, bathroom and separate WC. To the outside the property is approached via a hand gate with pathway giving access to the front door. To the front, the garden is laid to lawn with borders and to the rear is further lawned garden with views of the surrounding countryside.

The property is situated in the village of Blakeney, which has ample facilities, to include local shop, post office, takeaway, Italian restaurant, public house, doctor's surgery and a primary school. Blakeney is approximately four miles from the market town of Lydney, which has a larger range of amenities to include supermarkets, banks, public houses, primary and secondary schools etc.

The Severn crossings and M4 towards Bristol, London and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands. Lydney and Gloucester also benefit from train stations giving excellent access throughout the Country.

Directions: From Lydney head towards Gloucester on the A48, continuing through the village of Blakeney. Immediately after the left hand bend take the turning left into Church Square and continue along into All Saints Road. Proceed up the hill and the property can be found along on the left.

Ground Floor

| | |
|---------------------|----------------------------------|
| Entrance Hall | |
| Lounge | 18' 4" x 9' 3" (5.59m x 2.82m) |
| Kitchen/Dining Room | 12' 10" x 8' 11" (3.91m x 2.72m) |
| Storage Room | |
| Side Porch | |

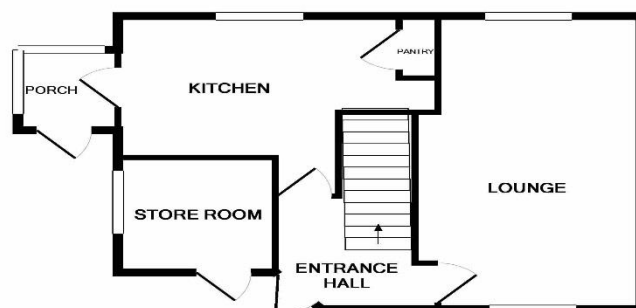
First Floor

| | |
|---------------|---------------------------------|
| Landing | |
| Bedroom One | 12' 2" x 10' 5" (3.71m x 3.17m) |
| Bedroom Two | 10' 1" x 9' 1" (3.07m x 2.77m) |
| Bedroom Three | 8' 11" x 7' 2" (2.72m x 2.18m) |
| Bathroom | |

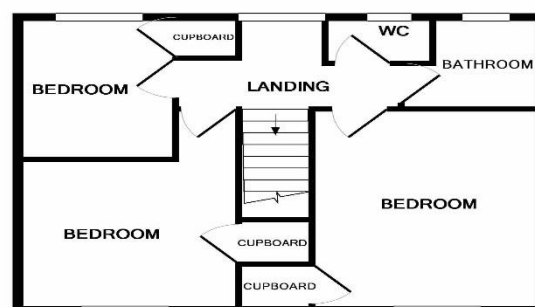
Outside

Garden

EPC RATING - E

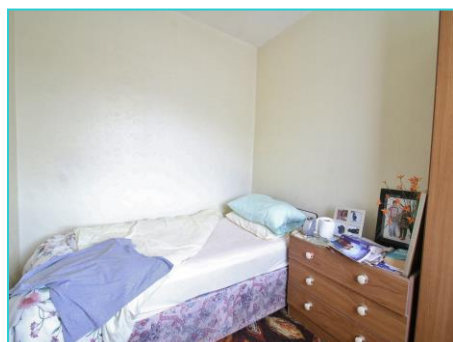


GROUND FLOOR



1ST FLOOR

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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