



Furnace Valley GL15 4DH | £345,000  
Two Double Bedroom Detached Cottage



## Features:

- 3/4 of an Acre of Garden/Land approx.
- Quiet Location
- Off Road Parking
- Two Double Bedrooms
- LPG Central Heating
- Double Glazing

**LOUNGE** 18' 0" x 12' 1" (5.49m x 3.68m) A cosy room having a feature fireplace housing a multi-fuel burning stove with stone hearth. Power points, ceiling light, wall lights, radiator, stairs to first floor, doors to kitchen/dining room, walk-in storage cupboard and WC.

**KITCHEN/DINING ROOM** 17' 8" x 7' 1" (5.38m x 2.16m) Ceramic tiled floor, built-in double eye-level electric oven and grill, four burner gas hob, tiled splash-backs, a range of wall, base and drawer units, breakfast bar, single bowl stainless steel sink and drainer, space and plumbing for dishwasher, space for larder fridge/freezer, window to rear and side, radiator, power points, door to rear porch/utility.

**REAR PORCH/UTILITY** Plumbing for automatic washing machine, power points, ceiling light, door to rear garden.

**INNER HALLWAY** Having a window to the front elevation, door to walk-in storage cupboard having power and lighting, door to WC.

**WALK-IN STORAGE CUPBOARD** 6' 11" x 5' 4" (2.11m x 1.63m) Having power and lighting.

**WC** Mosaic effect cushion flooring, window to front, WC, wall mounted wash basin, part tiled walls, chrome ladder radiator, ceiling light.

**LANDING** Window to side aspect, ceiling light, loft access, airing cupboard housing hot water tank and central heating boiler.





**BEDROOM ONE** 12' 0" x 10' 2" (3.66m x 3.1m) Window to front with views of the surrounding countryside, fitted carpet, power points, ceiling light, radiator.

**BEDROOM TWO** 17' 9" x 7' 4" (5.41m x 2.24m) Fitted carpet, two windows to the rear aspect, corner shelving, radiator, power points, ceiling light.

**BATHROOM** 7' 3" x 6' 0" (2.21m x 1.83m) Tiled effect cushion flooring, double shower enclosure with electric Mira shower, pedestal wash basin, WC, radiator, window to front, extractor fan, ceiling light.

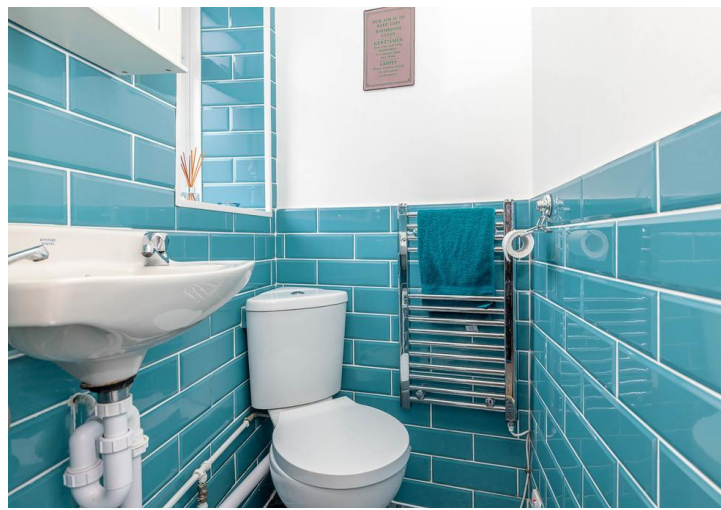
**OUTSIDE** To the front is off road parking for two vehicles, gate leading to an enclosed front garden, outside water tap, path leading to the rear garden which is also enclosed. The rear garden has been tastefully landscaped and is a perfect place to sit and enjoy many balmy summer evenings.

Located just across the lane is a large garden/land measuring approximately 3/4 of an acre. This land is currently used by the current owners for keeping chickens, growing a variety of vegetables, there is also various fruit trees, three glazed greenhouses, poly tunnel and a large metal storage container.

Services: Mains drainage, water, electricity, LPG central heating.

**EPC:** F  
**Council Tax Band:** C  
**Tenure:** Freehold

For more information on Fumace Valley or to arrange a viewing, please call the Lydney Office on 01594 368202





For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

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