



A charming three bedroom end of terrace house with private driveway, garage and larger than average gardens to the side (opportunity for further development subject to obtaining planning consent). Situated on the Outskirts of Cinderford Town with fantastic views over open woodland and a variety of woodland walks on its doorstep. Offered with NO onward chain.

This property offers comfortable living accommodation set over two floors. The ground floor comprises; entrance porch, entrance hallway, fitted kitchen/diner, lounge, and additional hallway space to the rear with access to outside. The first floor comprises; three good sized bedrooms and a family bathroom with bath and over head shower. Outside, there is a private driveway for parking and a garage with power and lighting supply. The gardens are mainly laid to lawn and to the side of the property.

The property is situated within Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Entrance porch

The property can be accessed via the porch to the side of the property. Access to entrance hall, window to side aspect.

Entrance hall

Access through to kitchen/diner, lounge and stairs leading up to first floor.

Kitchen/diner

Fitted units at eye and base level, worktop space, hob with extractor over, oven, sink unit with mixer tap and drainer, space for fridge freezer, space and plumbing for washing machine/dryer, windows to side and front aspects, utility cupboard.

Lounge

Window to side aspect, access to 'hallway'.

Hall

Window to side aspect, access to outside the property.

FIRST FLOOR:

Landing

Access to all three bedrooms and bathroom.

Bathroom

Bath with shower head over, WC, wash hand basin, window to side aspect, airing cupboard housing hot water/boiler.

Bedroom 1

Wooden flooring, window to front aspect, built-in wardrobe and storage cupboard.

Bedroom 2

Wooden flooring, window to side aspect.

Bedroom 3

Wooden flooring, window to side aspect.

Outside

There is a private driveway providing parking for multiple vehicles. There is access around the side and front of the property, where there is a path leading to the entrance porch and raised flower beds and shrubs, enclosed by stone walling. The stone walling and fencing encloses the property and gardens, providing a private space for current owners. The garden is mainly laid to lawn and is to the side of the property and behind the garage.

Garage

Garage accessed via up and over door from driveway, power and lighting supply.

Services

All mains believed to be connected. All interested parties to make their own enquiries.

Viewings

By prior appointment with Hills.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
617 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.