



A well-presented 3/4 bedroom semi-detached property with off-road parking, enclosed garden and far reaching views, situated in a well-sought after cul-de-sac position, offered with NO onward chain.

This property is a great buy for those looking to secure their first home, those looking to downsize, or those looking for a home that will be a well loved space for their growing family. The accommodation is set over two floors and internally comprises; entrance hall, lounge with feature fireplace, kitchen/dining room, utility room, cloakroom, downstairs bedroom/study, three upstairs bedrooms and a family bathroom. Externally, there is parking and a lawned area to the front of the property with side access to the rear, where there is a mixture of lawned area, patio and decking which is enclosed by fencing and provides a fantastic low-maintenance space to enjoy the beautiful summer months.

The property is situated in a quiet, residential area with a semi-rural location, just outside of 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

Tenure: Freehold

Entrance hall

Access from the front of the property. Access through to utility room, lounge, and stairs leading up to first floor.

Lounge

Window to front aspect, gas feature fireplace, radiators, access through to kitchen/diner.

Kitchen/diner

Open plan layout. Fitted units at eye and base level with worktop space, integrated oven, integrated dishwasher, integrated fridge freezer, gas hob, tiled splash backs, tiled flooring, sink unit with mixer tap, window to rear aspect, space for dining table and chairs, French doors to rear aspect providing access to rear garden.

Utility

Tiled flooring, fitted units at base level, sink unit with mixer tap, space and plumbing for washing machine/dryer, access into cloakroom and bedroom four/study.

Cloakroom

WC, wash hand basin, tiled flooring, tiled splash backs, wall mounted gas boiler, radiator.

Bedroom 4 / Office

Could be utilised as a study or a fourth bedroom (single). Carpeted flooring, window to rear aspect, radiator.

FIRST FLOOR:

Landing

Access to all three upstairs bedrooms and family bathroom.

Bedroom 1

Carpeted flooring, radiator, window.

Bedroom 2

Carpeted flooring, radiator, window.

Bedroom 3

Carpeted flooring, radiator, window.

Bathroom

WC, wash hand basin, bath with overhead shower and glass shower screen, tiled flooring, tiled walls, window.

Outside

To the front of the property, there is a private driveway for parking and a lawned area to the side. There is side access via a gate into the rear garden. The rear garden is laid to a mixture of lawn, patio and decking and is enclosed by fencing to give the garden a secluded and relaxing feel. There is a garden shed for outdoor storage.

Services

Mains electric, water, drainage and gas connected. Gas central heating.

Viewings

By prior appointment with Hills.

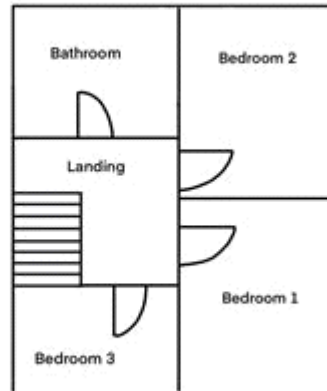


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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



First floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			86
		71	

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.