



At first glance

- 3 double bedrooms
- Flexible accommodation
- Garden
- No Onward Chain
- Offers invited

In detail

A spacious end of terrace three bedroom house which offers great potential to be modernised throughout, with enclosed garden to rear, situated in a very popular village location.

This property offers comfortable living accommodation set over two floors. The first floor comprises; entrance porch, entrance hall, lounge with fireplace, utility room, kitchen with dining space and conservatory. The first floor comprises; three bedrooms, WC and separate bathroom. Outside, there are lawned areas to front, with a pathway leading up to the property. To the rear, the garden is mainly laid to lawn with a variety of shrubs and trees, and there is a greenhouse and a outdoor shed for storage space.

The property is situated in a quiet, residential area 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: B (Forest of Dean District Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden





Entrance porch

w: 5' 2" x l: 7' 3" (w: 1.57m x l: 2.21m)

Half glazed, built-in storage cupboard.

Entrance hall

Access through to utility room, lounge, kitchen and stairs leading up to first floor.

Lounge

w: 9' 3" x l: 18' 2" (w: 2.82m x l: 5.54m)

Windows to front and rear aspect, fireplace with gas fire, two radiators.

Utility

w: 6' 6" x l: 8' (w: 1.98m x l: 2.44m)

Window to side aspect, fitted units at eye level, worktop space, space and plumbing for washing machine/dryer.

Kitchen

w: 8' 6" x l: 15' 8" (w: 2.59m x l: 4.78m)

Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, gas hob, double oven, tiled splash back, window to rear aspect, space and plumbing for washing machine/dryer, space for fridge/freezer, radiator.

FIRST FLOOR:

Landing

Window to rear aspect, airing cupboard housing gas boiler for central heating and domestic hot water.

Bedroom 1

w: 10' 8" x l: 12' 2" (w: 3.25m x l: 3.71m)

Window to front aspect with views, radiator, built-in cupboard.

Bedroom 2

w: 8' 8" x l: 10' 2" (w: 2.64m x l: 3.1m)

Window to front aspect, radiator, built-in cupboard.

Bedroom 3

w: 7' 2" x l: 8' 8" (w: 2.18m x l: 2.64m)

Window to rear aspect, radiator, built-in cupboard.

WC

WC, window.

Bathroom

Wash hand basin, radiator, tiled splash backs, bath with shower head over, window to rear aspect.

Outside

There is a path leading up to the front door with side pedestrian access through to the rear. There is grassed area with herbaceous borders and potential for off road parking. To the rear, the garden is laid to lawn with a variety of mature shrubs and trees, a garden shed and a greenhouse.

Services

Mains gas, electric, drainage and water connected.

The heating system and services where applicable have not been tested.

Viewings

By prior appointment with Hills.

Rates

Council Tax Band:

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.



Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.



Town and Country



Commercial

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
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (90.9 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	85
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.