



Snug House, Church Street, Littledean, Cinderford
OIRO £300,000

3 bedroom terraced house for sale | Freehold

A recently converted, three double bedroom, characterful townhouse in a popular village location with an enclosed garden, generous room dimensions and offered with no onward chain.

Previously part of a former public house, Kings Head, this property was converted in 2018 to create a generous, three double bedroom townhouse with an enclosed garden and a central gas heating system.

The accomodation comprises entrance hall, open plan kitchen/dining room, lounge, staircase to first floor, landing, three spacious double bedrooms and bathroom.

Situated in Littledean, Cinderford, Snug House is central to the village's amenities and on the doorstep of the Forest of Dean's and Wye Valley's picturesque walking and hiking trails.

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

Entrance hall

w: 5' 7" x l: 6' 10" (w: 1.7m x l: 2.08m)

Entrance hall gives access to first floor by staircase. Under stair storage cupboard. Access via front and back of property.

Two different size dimensions to hallway.

Immediate entrance dimensions: 6'9 X 5'7

Further hallway dimensions: 5'11 X 4'8

Kitchen

w: 16' 4" x l: 7' (w: 4.98m x l: 2.13m)

Open plan kitchen / dining room which allows access to lounge via double glazed doors. High gloss base and wall units, wooden worktops, integrated dishwasher and oven.

Access to rear garden via French doors.

Dining

w: 16' 6" x l: 7' 3" (w: 5.03m x l: 2.21m)

Open plan kitchen / dining room which allows access to lounge via double glazed doors.

Lounge

w: 15' x l: 12' 8" (w: 4.57m x l: 3.86m)

Double glazed doors giving access to kitchen/dining room. Fire recess. Window to front aspect.

FIRST FLOOR:

Landing

w: 14' 1" x l: 3' 7" (w: 4.29m x l: 1.09m)

Landing split into two different size dimensions. Access to bathroom straight from staircase and to the right, access to further landing space and three double bedrooms.

Dimension of immediate landing: 6'11 X 3'4

Dimension of further landing: 3'7 X 14'1

Bathroom

w: 6' 8" x l: 6' 11" (w: 2.03m x l: 2.11m)

Three piece suite consisting of bath/shower with glass screen, wash hand basin and WC.

Bedroom 1

w: 10' 3" x l: 16' 5" (w: 3.12m x l: 5m)

Large double bedroom with window to front aspect. Radiator. Carpeted flooring.

Bedroom 2

w: 11' x l: 16' 5" (w: 3.35m x l: 5m)

Large double bedroom with window to front aspect. Radiator. Carpeted flooring.

Bedroom 3

w: 8' 11" x l: 12' 2" (w: 2.72m x l: 3.71m)

Small double bedroom with window to rear aspect. Radiator. Carpeted flooring.

Garden

Rear garden accessed from the kitchen via double doors. Split-level gravelled area offering seating and lawned garden. Fence enclosing flowers and plants with hedged boundaries.

Money Laundering Regulations

All interested parties will be asked to comply with AML regulations upon an offer being produced.

Services

Mains electric, water, broadband and drainage connected.

Viewings

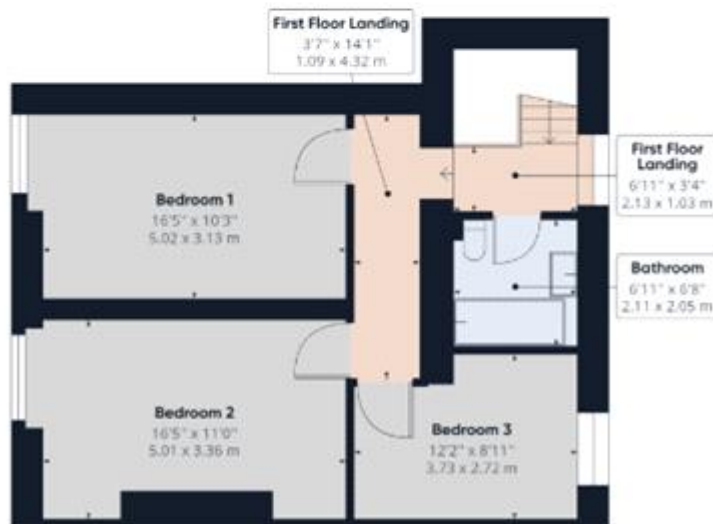
By prior appointment with Hills



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 Building 1



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		
		EU Directive 2002/91/EC
		88
	74	

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.