



## Nailsmiths Court, Littledean, Cinderford Offers Over £236,000

3 bedroom semi-detached house for sale | Freehold **SSTC**

## At first glance

- 3 Bedrooms
- Enclosed garden
- Allocated parking
- Garage
- Close to local amenities
- Rural views

## In detail

A well maintained three bedroom semi-detached property with enclosed gardens to rear, single garage, allocated parking space and beautiful views to the rear of May Hill and surrounding countryside.

This property is perfect for those looking to make a house a home for their budding family. Also ideal for those looking to downsize or for a professional couple who want to live in a semi-rural location but close to travel networks.

Internally comprising entrance hall, downstairs toilet, kitchen, lounge/diner, three bedrooms and family bathroom. Externally comprising enclosed mature front garden with small lawn, and a pathway leading into the property with access around the side and into the rear, with a raised patio area, well maintained lawned areas to rear, wooden garden planters, small pond and herb garden.

The village of Littledean has a range of amenities which include, shops, post office, butchers, fish and chip shop, hairdresser, garage, public house, church, primary school and a bus service to Gloucester and surrounding areas. The market town of Cinderford is approximately one and a half miles distance where there are a further range of facilities.

A wider range of facilities are 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

Parking options: Off Street

Garden details: Private Garden





### **Entrance hall**

Storage cupboard, radiator, access through to kitchen, cloakroom and lounge/diner, stairs leading up to first floor.

### **Cloakroom**

WC, wash hand basin, radiator, extractor fan.

### **Kitchen**

w: 9' 4" x l: 9' 5" (w: 2.84m x l: 2.87m)

Fitted units at eye and base level with worktop space, stainless steel sink unit with mixer tap and drainer, Hotpoint built-in oven with four ring gas hob and extractor hood above, integrated fridge freezer and dishwasher, space and plumbing for washing machine/dryer, tiled flooring, tiled walls, window to front aspect.

### **Lounge/diner**

w: 14' 9" x l: 16' 10" (w: 4.5m x l: 5.13m)

'L' shaped room.

Radiators, French windows to rear aspect with views towards May Hill and providing access to rear garden, understairs storage cupboard.

### **FIRST FLOOR:**

#### **Landing**

Loft access, cupboard housing Worcester combi gas boiler, radiator, access through to all bedrooms and family bathroom.

#### **Bedroom 1**

w: 9' 8" x l: 14' 9" (w: 2.95m x l: 4.5m)

Built-in double and single wardrobes, radiator, window to front aspect.

#### **Bedroom 2**

w: 8' 3" x l: 12' (w: 2.51m x l: 3.66m)

Radiator, window to rear aspect with views towards May Hill.

#### **Bedroom 3**

w: 6' 3" x l: 8' 8" (w: 1.91m x l: 2.64m)

Radiator, window to rear aspect with views towards May Hill. Could be utilised as a home office or dressing room.

#### **Bathroom**

Panelled bath with shower screen, mixer taps and electric shower attachment, wash hand basin, WC, radiator, extractor fan, tiled walls.

#### **Outside**

To the front of the property, there is gated access where you will find a pathway leading to the front door and also around the side of the house. There is also a small lawned area with a variety of shrubs and bushes.

To the rear of the property, the French doors from the lounge/diner open out onto a raised and enclosed patio area which then leads down onto a well maintained lawned area. There is a pathway leading down to the bottom of the garden where there is rear access to the property as well. Behind, there is a single garage with up and over door with one allocated parking space.

The garden is enclosed via fencing providing a secure and private feel.

#### **Services**

Mains gas, electric, water and drainage connected.

\*\*All services, where applicable, have not been tested.

#### **Viewings**

By prior appointment with Hills.

#### **Rates**

Council Tax Band: C

Please refer to [https://www.counciltax.info/council/forest\\_of\\_dean](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.

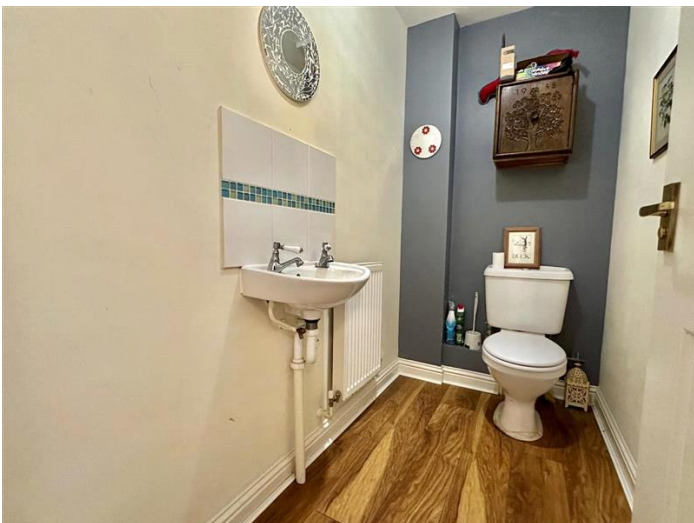


### **Water Rates**

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.



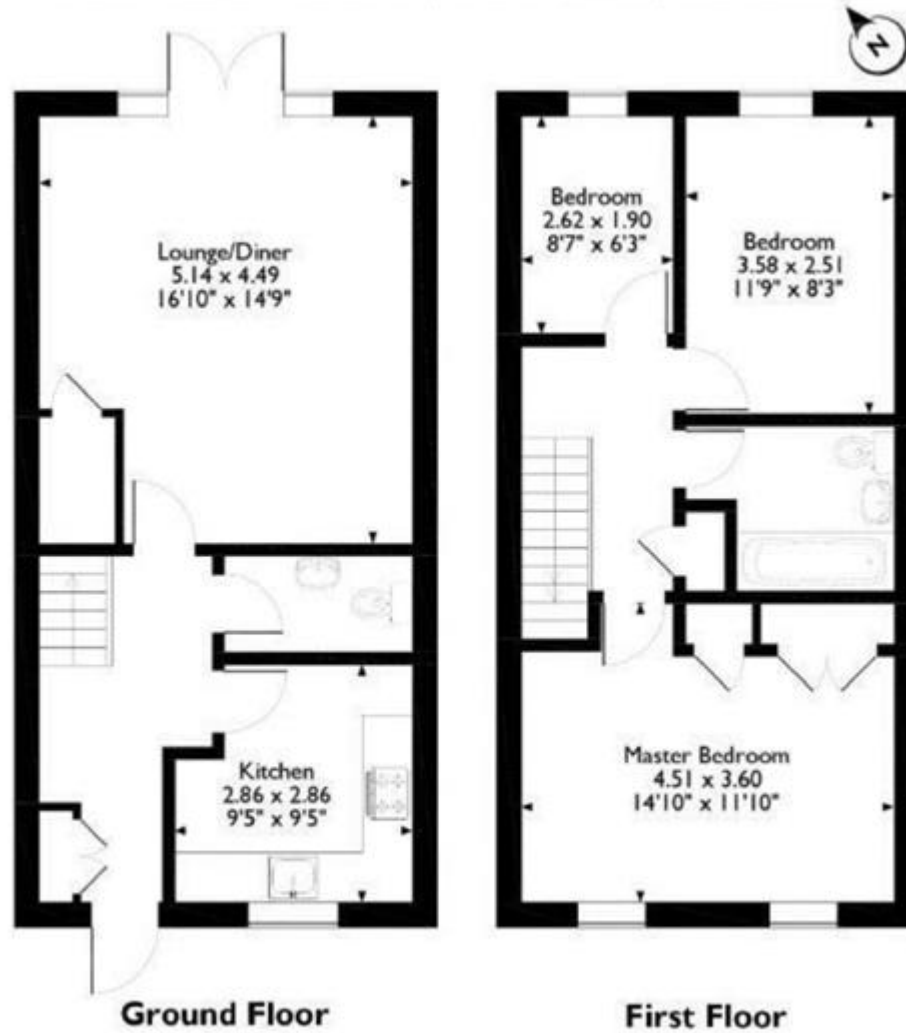
*Town and Country*



*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/fitings 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.

# 18 Nailsmiths Court, Littledean, Cinderford



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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