HILLS
PROPERTY CONSULTANTS

Octavia Place, Lydney
OIRO £165,000

1 bedroom flat for sale | Freehold SSTC

At first glance

- Allocated parking
- Close to local amenities
- No Onward Chain
- Secure, enclosed garden to rear
- 1 double bedroom
- Modern shower room

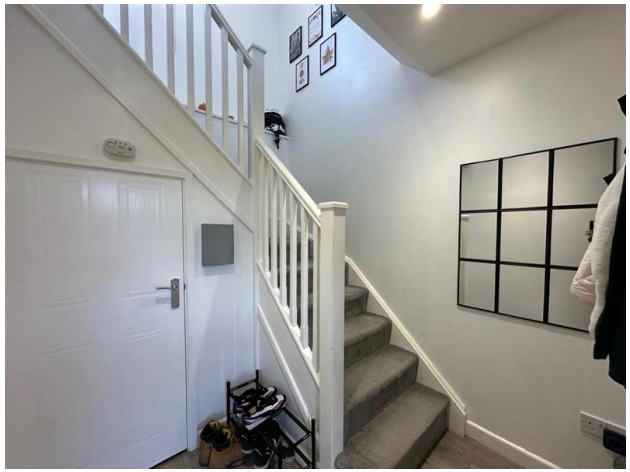
In detail

A light and well-presented one bedroom coach house with enclosed garden to rear and allocated parking, situated in an ideal town location close to Lydney's local amenities. Offered with NO onward chain.

This property is an ideal buy for those looking to buy their first property or those looking for a buy to let. Offering modern and pleasant accommodation, this property comprises of entrance hall, lounge/diner, fitted kitchen, double bedroom and shower room. Externally, there is allocated parking and enclosed garden to rear.

Situated in Lydney, this property is in close proximity of a variety of different facilities, including a wide range of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, doctor's surgeries, train station, and primary and secondary schools. A wider range of facilities are also available throughout the Forest of Dean including an abundance of picturesque woodland and river walks and outdoor pursuit activities. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham offering access to the M5 and the Midlands.

Council Tax Band: A (Forest of Dean District Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



Entrance hall
The property can be accessed via the ground floor where there is a storage cupboard housing the boiler, space for to keep shoes and for hanging coats, and stairs providing access to the first floor.

Lounge/diner
w: 13' 5" x l: 14' (w: 4.09m x l: 4.27m)
The stairs provide direct access into the lounge/dining space.
Wood effect flooring, radiator, windows to front and rear aspect, space for dining table and chairs, access through to kitchen and inner hallway.

Kitchen
w: 6' 11" x l: 8' (w: 2.11m x l: 2.44m)
Fitted units at eye and base level with worktop space, space for freestanding fridge freezer, space and plumbing for washing machine/dryer, integrated oven with hob and extractor hood above, sink unit with mixer tap and drainer, wood effect flooring, window to front aspect.

Hall
Access through to the bedroom and shower room.

Bedroom 1
w: 8' x l: 11' 5" (w: 2.44m x l: 3.48m)
Double room with carpeted flooring, radiator, window to front aspect.

Shower
Walk in shower cubicle with rainfall shower attachment and handheld shower attachment, tiled splash backs, WC, wash hand basin, window to rear aspect.

Outside
The property can be accessed via a shared driveway which leads you through to an allocated parking space to the rear. From here, there is access via a gate which takes you into the enclosed rear garden which is split on two levels.

Services
Mains gas, water, electric and drainage connected.
** Please note, the services and heating system, where applicable, have not been tested. **

Viewings
By prior appointment with Hills.

Rates
Council Tax Band: A

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.

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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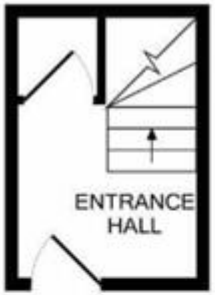
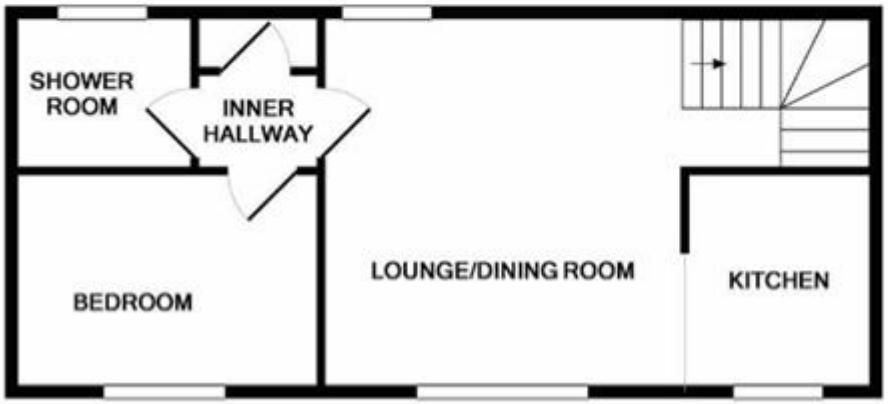
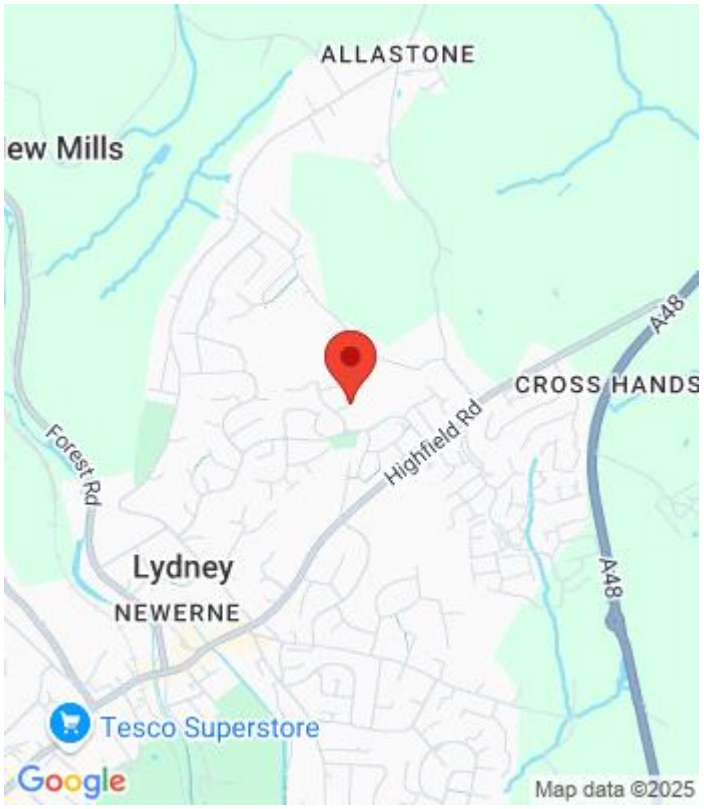
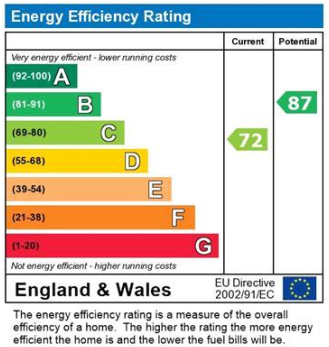


GROUND FLOOR



1ST FLOOR





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.

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Viewing by appointment only
Hills Property Consultants
U1 Central House, Dean Road, Newnham, Gloucestershire GL14 1AB
Tel: 01594801261 Email: property@hillspc.co.uk Website: www.hillspc.co.uk