HILLS
PROPERTY CONSULTANTS

Cross Keys, St. Briavels, Lydney
£250,000

2 bedroom semi-detached house for sale | Freehold SSTC

At first glance

- 2 double bedrooms
- Close to village amenities
- Highly desirable location
- Huge potential
- Large gardens
- No Onward Chain

In detail

A charming and well loved two bedroom semi-detached property with enclosed and well-maintained garden to rear and outbuildings for outdoor use and storage, situated in the well sought after village of St Briavels. Offered with NO onward chain.

This property is well presented and offers the opportunity for potential purchasers to put their very own stamp on their new home. Ideal for professional couples, a first time buyer or those looking to downsize, this property offers accessibility for all and is within close proximity to nearby towns.

Internally, this property comprises entrance hall, kitchen, lounge, two bedrooms and a bathroom. Externally, the property is enclosed by stone walling to the front and fencing to the rear. The rear garden is laid to both patio and lawn, offering a fantastic space to sit outside and relax during warmer months. There is also access to outbuildings including an outdoor WC, and a storage shed.

Situated in the lovely village of St Briavels, this property is close to local amenities to include; a primary school, village shop, delicatessen, pub, church, two chapels and a doctor's surgery. The nearby towns of Lydney (6.6 miles), Monmouth (8.8 miles) and Chepstow (9.5 miles) are easily accessed and provide further amenities.

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 for access onto the M5 and the Midlands.

Council Tax Band: B (Forest of Dean District Council)
Tenure: Freehold
Garden details: Private Garden

Entrance hall
Tiled flooring, windows to front aspect, radiator, access through to inner hallway where there is access to lounge, kitchen and stairs leading up to first floor.

Kitchen
Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, space for freestanding fridge freezer, space and plumbing for washing machine/tumble dryer, tiled splash backs, windows to side and rear aspect, door providing access out into rear garden.

Lounge
Carpeted flooring, radiator, windows to rear and front aspect.

FIRST FLOOR:

Landing
Carpeted flooring, access to both bedrooms and bathroom.

Bedroom 1
Carpeted flooring, radiator, window.

Bedroom 2
Carpeted flooring, radiator, window.

Bathroom
WC, wash hand basin, bath with mixer tap and shower attachment, walk in wetroom style shower with shower curtain and shower attachment, tiled splash backs, radiator, window.

Outside
There is a gate which provides access to the front on the property, where there is a path and a low maintenance lawned area with a variety of shrubs.
To the rear of the property, there is a patio area with access to storage outbuilings (WC included) and a storage shed. There is a ramp for accessibilities which then leads down to a level lawned area. There is a mixture of trees, plants and bushes, and the rear garden is enclosed by fencing.

Viewings
By prior appointment with Hills.

Services
All mains believed to be connected. All interested parties to make their own enquiries.

Rates

Council Tax Band: B

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
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.

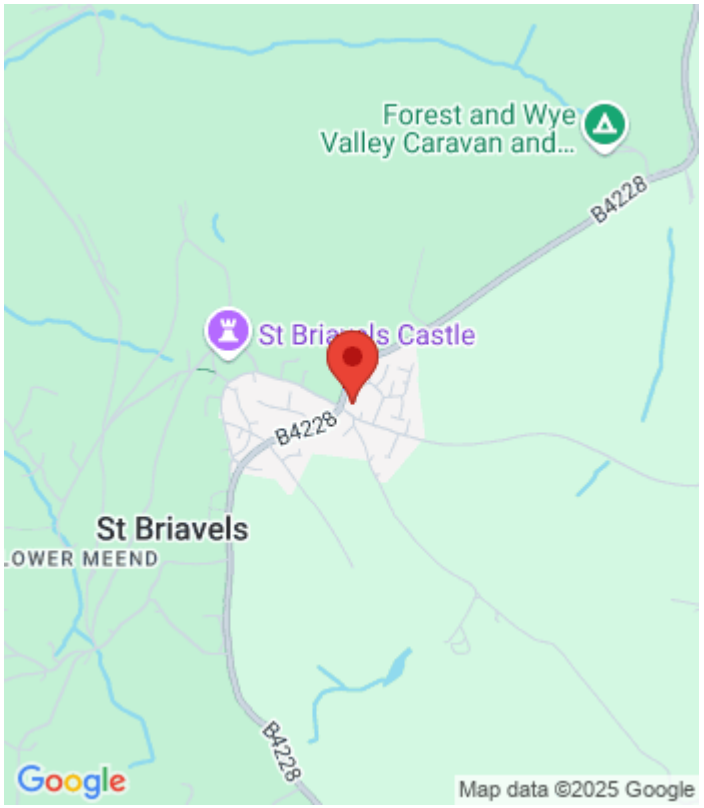
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

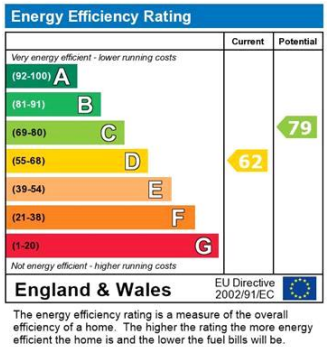
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024





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.

HILLS
PROPERTY CONSULTANTS

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