



At first glance

- 3 Bedrooms
- Close to local amenities
- Conservatory
- Driveway
- Enclosed garden
- Recently fitted kitchen

In detail

A well presented, light and modern three bedroom semi-detached property with driveway providing parking and enclosed garden to rear, situated in an ideal location, close to local amenities.

This property is perfect for those looking to find their first home for their budding families, those looking to downsize, and those looking to be in a prime location for local amenities but also close to further travel networks.

Internally comprising entrance hall, lounge, fitted kitchen, cloakroom, conservatory, three bedrooms and a family bathroom. Externally, there is a driveway to the front and side of the property providing plenty of parking for multiple vehicles. There is also a rear garden which is enclosed by fencing and is laid to both patio and lawn.

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





Entrance hall

Access through to lounge, stairs leading up to first floor.

Lounge

Wood effect flooring, radiator, window to front aspect, access through to kitchen.

Kitchen

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 gas hob and extractor hood above, sink unit with mixer tap and drainer, tiled splash backs, wood effect flooring, window to rear aspect looking through to conservatory, access through to rear hall where you can access cloakroom and conservatory.

Cloakroom

WC, wash hand basin, tiled splash backs, radiator, fitted storage units, wood effect flooring.

Conservatory

Wood effect flooring, windows to rear and side aspects, doors providing access to rear garden.

FIRST FLOOR:

Landing

Access to all three bedrooms and family bathroom, airing cupboard.

Bedroom 1

Carpeted flooring, window to rear aspect, radiator.

Bedroom 2

Carpeted flooring, window to front aspect, radiator.

Bedroom 3

Carpeted flooring, window to front aspect, radiator.

Bathroom

WC, wash hand basin, bath with mixer taps and shower attachment, window to rear aspect, tiled splash backs, wood effect flooring.

Outside

There is a driveway to the front and side of the property which provides plenty of parking for vehicles and there is side access around to the rear garden. The rear garden is enclosed by fencing and is laid to both patio and lawn with an outdoor shed for storage space. This space is perfect for relaxing during warmer months and entertaining guests.

Services

Mains water, gas, drainage and electric connected.

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

Viewings

By prior appointment with Hills.

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

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/fixings 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



1ST FLOOR

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.
Made with Metropex ©2017.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92-100) A			
(81-91) B		83	
(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	

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.