



Wesley Road, Cinderford
Offers Over £200,000

2 bedroom semi-detached house for sale | Freehold

At first glance

- 2 double bedrooms
- Cottage
- Log burner
- Off-road parking
- Recently modernised
- Courtyard garden

In detail

A light and well-presented two bedroom semi-detached property with enclosed courtyard to rear, outbuilding with power, lighting and plumbing connected and parking to front, situated in an ideal location close to local amenities.

Offering comfortable accommodation set over two floors, internally it comprises of entrance hall, dining room, lounge with log burner, fitted kitchen, bathroom with freestanding bath, and two double bedrooms. Externally, there is parking to the front of the property on a gravelled driveway and to the rear, there is an enclosed courtyard with outbuilding offering a separate utility space.

The property is situated in 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

Parking options: Off Street

Garden details: Private Garden





Entrance hall

Access through to lounge and dining room, stairs leading up to first floor.

Dining Room

Carpeted flooring, feature fireplace, window to front aspect, radiator.

Lounge

Wood effect flooring, window to front aspect, radiator, log burner with log store surround, understairs storage, access through to kitchen.

Kitchen

Marble effect tiled flooring, fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, integrated oven with hob and extractor hood above, space and plumbing for dishwasher, space for freestanding fridge freezer, tiled splash backs, storage cupboard, windows to rear aspect, access through to bathroom and door to rear garden.

Bathroom

Marble effect tiled flooring, freestanding bath with mixer taps and shower attachment, WC, wash hand basin with vanity unit underneath, windows to front and side aspect, storage cupboards, heated towel rail.

FIRST FLOOR:

Landing

Access to both bedrooms.

Bedroom 1

Carpeted flooring, radiator, fitted wardrobe, window to front aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Outside

To the front of the property there is a gravelled driveway providing parking, which is enclosed by walling with a small wooden gate for pedestrian access.

To the rear, the property has an enclosed courtyard which offers a lovely space to sit outside and relax during warmer months, with access to an outdoor storage space with log store and plumbing/space for washing machine and tumble dryer.

Services

Gas, water, electric, drainage 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.

Please note

The current vendors rent a parking space from the Miners Community Hall at the price of £25 per month - this amount is to be confirmed and agreed with the Miners Community Hall with any new prospective owners.





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/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.

