



**Deans Place, Broad Street, Littledean, Cinderford**  
**OIRO £185,000**

## *At first glance*

- 2 bedrooms
- Close to village amenities
- Garden
- Period Features
- Village location
- Rear Access
- No Onward Chain

## *In detail*

A very attractive, brick fronted, mid terraced two bedroom home with garden and rear access. Offered with No onward chain and situated within a central village location.

Utilised as "buyer to let" by the current vendors, this characterful property offers an inviting accommodation throughout with "quirky" features like, fireplaces, exposed floor boards and feature stone walls. It comprises; living room, kitchen/diner, two bedrooms and a bathroom.

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: A (Forest of Dean District Council )

Tenure: Freehold

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



**Living room**

w: 12' 6" x l: 10' 10" (w: 3.81m x l: 3.29m)

**Kitchen/diner**

w: 12' 6" x l: 11' (w: 3.81m x l: 3.35m)

**Bedroom 1**

w: 12' 6" x l: 11' (w: 3.81m x l: 3.35m)

**Bedroom 2**

w: 9' 1" x l: 8' 4" (w: 2.77m x l: 2.53m)

**Bathroom****Garden**

To the rear, there is a patio with access to a "shed" which is currently housing the washing machine, raised lawn with mature borders surrounding and a pathway to a gate which enables rear access to the property.

**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.

**Viewings**

Strictly by prior appointment with Hills.



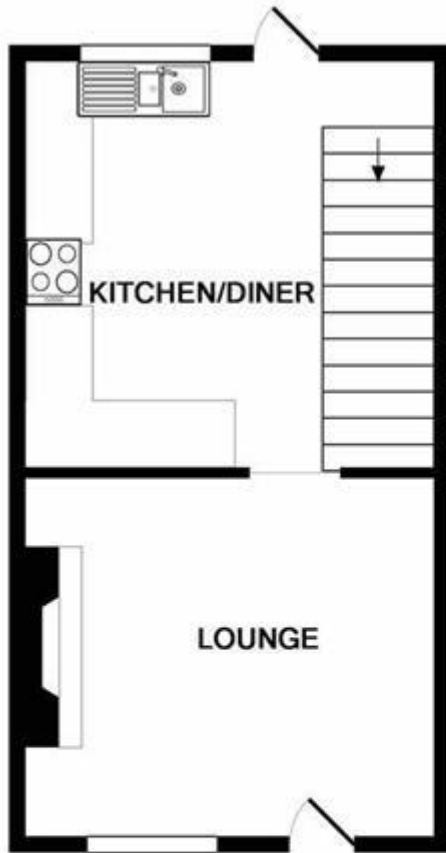


*Town and Country*



*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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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.