



At first glance

- 2 bedrooms
- Close to local amenities
- Off-road parking
- Perfect for first time buyers
- Secure, enclosed garden to rear
- En-suite

In detail

A light and modern two bedroom semi-detached property with two allocated parking spaces and low maintenance gardens to rear, situated close to local amenities.

This property is the perfect buy for those looking for a buy to let or for first time buyers. Offering comfortable living accommodation, internally it comprises; entrance hall, cloakroom, lounge, kitchen/diner, two bedrooms (one with en-suite) and a bathroom.

Externally, there is allocated parking for two vehicles and an enclosed rear garden.

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

Tenure: Freehold

Parking options: Off Street

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to lounge and cloakroom.

Cloakroom

WC, wash hand basin.

Lounge

Window to front aspect, radiator, stairs leading up to first floor, access through to kitchen/diner.

Kitchen/diner

Open plan layout with French doors leading out to rear garden.

Fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, integrated oven with hob above, integrated fridge freezer, integrated washing machine/dryer, window to front aspect, space for dining table and chairs.

FIRST FLOOR:

Landing

Access to both bedrooms and bathroom.

Bedroom 1

Window to rear aspect, radiator, access to en-suite.

En-suite

WC, wash hand basin, walk-in shower enclosure.

Bedroom 2

Window to front aspect, radiator, storage cupboard.

Bathroom

WC, wash hand basin, bath with mixer taps and shower attachment.

Outside

To the front of the property, there are two allocated parking spaces opposite. There is side access into the rear garden, where the garden is laid to both patio and lawn, offering a low maintenance space outside.

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.

Service Charge

Please note there are management fees.





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/fitings 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



FIRST FLOOR



MARFORD
A TWO BEDROOM HOUSE

<p>LOUNGE*</p> <p>3.07 x 4.57 (10'1" x 15'0")</p> <p>KITCHEN / DINING AREA</p> <p>4.15 x 2.60 (13'7" x 8'6")</p> <p>W.C</p>	<p>BEDROOM ONE*</p> <p>3.32 x 2.60 (10'11" x 8'6")</p> <p>EN SUITE</p> <p>BEDROOM TWO*</p> <p>3.32 x 2.40 (10'11" x 7'10")</p> <p>EXCL STORE & RECESS</p> <p>BATHROOM</p>
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		92
(81-91)	B		
(69-80)	C	78	
(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.