



Archers Hall Place, Lydney
Offers Over £310,000

3 bedroom detached house for sale | Freehold

At first glance

- 3 bedrooms and 1 en-suite
- Close to local amenities
- Off-road parking
- Open plan kitchen/diner
- Prime location
- Secure, enclosed garden to rear

In detail

A well-loved and well-presented three bedroom detached home offering off-road parking and enclosed garden to rear, situated in a quiet cul-de-sac location on a larger than average plot size, close to local amenities.

This property offers comfortable accommodation set over two floors. Internally, the property comprises; entrance hall, lounge, cloakroom, kitchen/diner, three bedrooms (one with en-suite) and family bathroom. Externally, there is a lawned area to front with parking to the side of the property and access around to the rear via a gate. The rear garden is laid to both patio and lawn and low maintenance.

Situated on the edge of Lydney, this property is in close proximity of a variety of different facilities, including a wide range of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, doctor's surgeries, train station, and primary and secondary schools. 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 offering access to the M5 and the Midlands.

Council Tax Band: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Storage cupboard, access through to lounge, kitchen/diner, and cloakroom, stairs leading up to first floor.

Lounge

Window to front aspect, carpeted flooring, radiator. French doors leading out to rear garden.

15' 11" x 10' 8"

Cloakroom

WC, wash hand basin.

5' 6" x 3' 0"

Kitchen/diner

Fitted units at eye and base level with worktop space, integrated oven with gas hob above, sink unit with mixer tap and drainer, integrated fridge freezer, integrated dishwasher, tile effect flooring, window to front aspect, French doors leading out to rear garden.

15' 11" x 11' 7"

FIRST FLOOR:

Landing

Carpeted flooring, access to all three bedrooms and bathroom, storage cupboard.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect, access to en-suite, built-in wardrobe.

10' 10" x 10' 10"

En-suite

WC, wash hand basin, walk-in shower enclosure with tiled splash backs, window to front aspect.

7' 7" x 4' 10"

Bedroom 2

Carpeted flooring, radiator, window to front aspect, built-in wardrobe.

11' 2" x 9' 4"

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

8' 10" x 7' 1"

Bathroom

WC, wash hand basin, bath with mixer taps, tiled splash backs, window to front aspect.

7' 8" x 6' 3"

Outside

To the front of the property, there is lawned area with a variety of shrubs and steps leading up to the front door. To the side of the property, there is parking and side access around to the rear of the property. The rear garden is low maintenance and laid to both lawn and patio, offering a fantastic space to sit outside and relax.

Services

Mains gas, electric, water and drainage connected.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

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.

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.

Maintenance charge

There are management fees applicable.

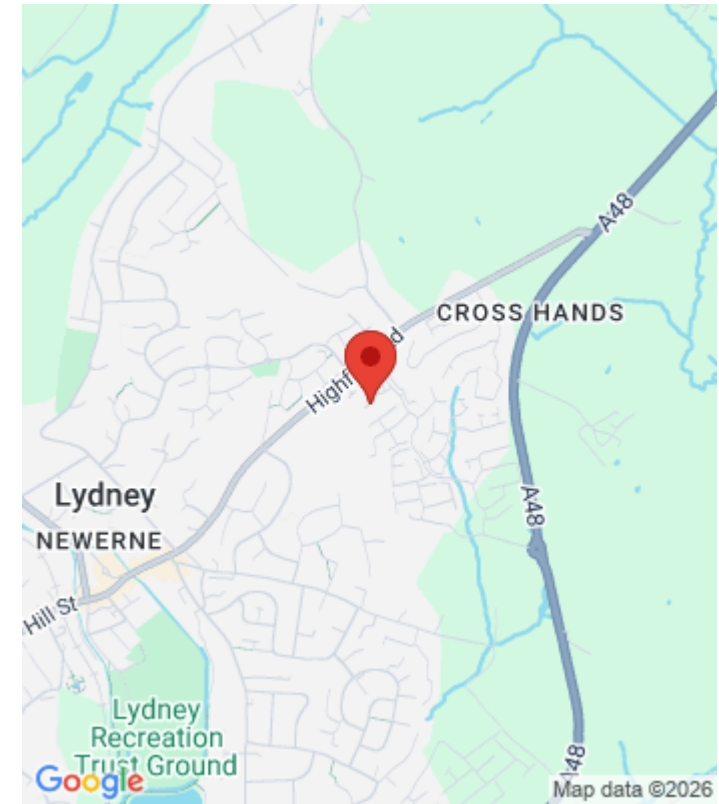


Town and Country



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(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.