



At first glance

- Driveway
- Gardens to front and rear
- Highly desirable location
- In need of modernisation
- Situated on the outskirts of Westbury-on-Severn and close to Newnham-on-Severn
- Garage with internal access

In detail

A well-loved and spacious three bedroom semi-detached bungalow with driveway providing parking, garage, and extensive gardens to front and rear, situated in an idyllic village location.

This property offers generous accommodation and is perfect for those looking to put their own stamp on their new home. Internally, the home comprises; entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms, shower room, and additional hallway which connects the main residence to the garage and storage room.

Externally, the property offers a driveway providing ample parking for vehicles, a well-maintained garden to front, and an extensive garden to rear with various trees, shrubs, flowers and bushes, with the added benefit of vegetable patches, and outdoor shed and greenhouse for nature lovers and those looking to grow their own produce.

Located on the desirable and peaceful Stantway Lane; on the outskirts of Westbury-on-Severn and within walking distance of a bus stop.

It is approximately 10 miles from Gloucester and is a popular village providing a range of facilities; parish hall, church, primary school, doctor and dental surgeries, Westbury Court Gardens, sports clubs, children's recreational clubs and a regular bus service to Gloucester and surrounding districts. Local comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter, access can be gained to the M5 motorway for connection with the M50 motorway, linking up the Midlands, the North, Wales, London and the South.

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

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains





Entrance porch

Access through to entrance hall.

Entrance hall

Access through to lounge, dining room, shower room, and all three bedrooms.

Lounge

Feature fireplace, radiator, window to front aspect.

Dining Room

Storage cupboard, access through to kitchen, door to hallway.

Kitchen

Fitted units at eye and base level with worktop space, integrated ovens, sink unit with mixer tap and drainer, space for freestanding fridge freezer, space and plumbing for washing machine/dryer, windows to side and rear aspects, door to outside.

Shower

WC, wash hand basin, walk-in shower, window to rear aspect.

Bedroom 1

Built-in wardrobes, wash hand basin, window to rear aspect.

Bedroom 2

Built-in wardrobes, window to front aspect.

Bedroom 3

Could be utilised as a home office. Window to front aspect.

Hall

Access from the front and rear of the property, access from the dining room. Access through to garage, window to rear aspect, storage room.

Garage

Window to side aspect, up and over door to front aspect, power and lighting supply.

Outside

To the front of the property, there is a driveway providing ample parking for multiple vehicles with garage behind. There is a pathway leading to the front door and up the front garden and to the pedestrian gate. To either side of this path are lawned areas with a variety of shrubs, trees and mature hedges.

To the rear of the property, the gardens are extensive and laid to patio and lawn with a variety of shrubs, plants, flowers and trees. There is a pathway which leads to the end of the garden where there are vegetable patches and flower beds, an outdoor shed and a greenhouse. The garden is enclosed and provides a wonderful haven for nature lovers.

Services

Mains water, electric and drainage connected.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C

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.



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
1209 sq.ft. (112.3 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	49	
(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.