



At first glance

- 3 Bedrooms
- Driveway
- Garage
- Level Gardens
- Outbuildings
- Village location

In detail

A well-presented and charming three bedroom circa late 1800s semi-detached property which offers off-road parking, garage & outbuildings and enclosed garden, situated in a picturesque location in the village of Littledean.

This property offers comfortable and characterful accommodation and is the perfect buy for first-time buyers, those looking to downsize or those looking to purchase a buy to let. Internally comprising; lounge, dining room, kitchen, two first floor bedrooms, one second floor bedroom and a family bathroom. Externally, the gardens are enclosed and laid to both lawn and gravel, offering fantastic space outside for entertainment and relaxing, there is a driveway providing parking to the side, and a garage (with power and lighting supply), stone constructed outbuilding and timber shed.

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

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Lounge

w: 12' x l: 14' 7" (w: 3.66m x l: 4.45m)

Accessed via the front door, comprising; bay window to front aspect, feature fireplace with stone hearth and surround, radiator, access through to dining room.

Dining Room

w: 10' 11" x l: 11' 10" (w: 3.33m x l: 3.61m)

Radiator, access through to kitchen, stairs leading up to first floor, under stairs storage cupboard, tiled flooring, window to rear aspect.

Kitchen

w: 6' 1" x l: 14' 7" (w: 1.85m x l: 4.45m)

Fitted units at base level with worktop space, sink unit with mixer taps and drainer, built-in storage cupboard, space for gas cooker with extractor hood above, space for fridge freezer, space and plumbing for washing machine/dryer, tiled flooring, window to side aspect, access out to garden.

FIRST FLOOR:

Landing

Radiator, access through to bedrooms 1, 3 and bathroom, stairs leading up to bedroom 2.

Bedroom 1

w: 10' 11" x l: 11' 11" (w: 3.33m x l: 3.63m)

Radiators, windows to front aspect, carpeted flooring.

Bedroom 3

w: 6' 2" x l: 11' 1" (w: 1.88m x l: 3.38m)

Radiator, window to rear aspect, carpeted flooring.

Bathroom

w: 6' 2" x l: 14' 8" (w: 1.88m x l: 4.47m)

Bath with electric shower over, WC, wash hand basin with vanity unit underneath, airing cupboard housing gas-fired combi boiler, radiator, loft access, window to side aspect.

Bedroom 2

w: 11' 4" x l: 12' 5" (w: 3.45m x l: 3.78m)

Radiator, eaves storage space, velux window to rear aspect.

Outside

To the front of the property, there is a low stone wall with wrought iron railings and steps leading up to the front entrance. There is a gravelled path which runs along the side of the property with gated access through to the garden. The garden is enclosed and mainly laid to lawn, with a gravelled seating area for relaxing and entertaining guests during warmer months. To the rear of the property, there is a detached garage which is currently utilised as a gym and has a climbing wall. There is also a timber framed shed (with power supply) (16'01" x 7'03") and stone built mid terraced outbuilding (9'5" x 10'5") for storage space.

There is parking to the side of the property for 2/3 vehicles.

Garage

w: 10' 10" x l: 16' 10" (w: 3.3m x l: 5.13m)

Accessed via double doors. Power and lighting, window to rear aspect, eaves storage above. access to the attached timber frame shed.

Services

Mains water, electric, drainage and gas connected.

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

Viewings

By prior appointment with Hills.

Rates



Council Tax Band: A

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.



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.

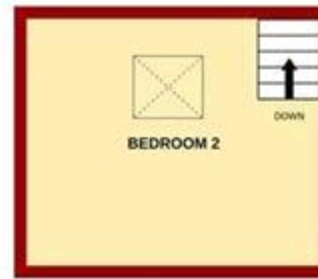
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D		
(39-54)	E	55	
(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.