



At first glance

- 3 Bedrooms
- Close to local amenities
- Driveway
- Secure, enclosed garden to rear
- Flexible accommodation
- Large garden to rear
- Open plan layout
- Recently renovated
- Log burner

In detail

A completely modernised and stylish three bedroom semi-detached property with open plan kitchen diner, driveway providing off-road parking and enclosed gardens to rear, situated in an ideal location close to local amenities.

This property offers comfortable accommodation and internally comprises; entrance hall, lounge, dining room, kitchen, side hall, cloakroom, three bedrooms upstairs, bathroom and WC. Externally, the property has a driveway to front providing parking, and to the rear, there are tiered patio areas and a lawned area.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Window to front aspect, access through to lounge, dining room and kitchen, stairs leading up to first floor, under stairs storage cupboard.

Lounge

w: 12' 11" x l: 13' 2" (w: 3.94m x l: 4.01m)

Feature fireplace with log burner, window to front aspect. radiator.

Kitchen/diner

w: 19' x l: 16' 5" (w: 5.79m x l: 5m)

Fitted units at eye and base level with worktop space, island unit with overhead extractor and induction hob, dual raised ovens, underfloor heating, sink unit with mixer tap and drainer, space and plumbing for washing machine/dryer and dishwasher, space for cooker and freestanding fridge freezer, window and bi-folding doors to rear aspect, access through to side hall. There is also space for a dining room table.

Hall

Window to side aspect, access through to cloakroom, access from outside.

Cloakroom

WC, wash hand basin, radiator, window to rear aspect.

FIRST FLOOR:

Landing

Access to loft space, all bedrooms and bathroom, radiator, airing cupboard housing Worcester combi-boiler.

Bedroom 1

w: 10' 10" x l: 12' 6" (w: 3.3m x l: 3.81m)

Fitted wardrobes, window to front aspect, radiator.

Bedroom 2

w: 9' 6" x l: 11' 10" (w: 2.9m x l: 3.61m)

Fitted wardrobes, window to rear aspect, radiator.

Bedroom 3

w: 7' 7" x l: 7' 10" (w: 2.31m x l: 2.39m)

Window to front aspect, radiator.

Bathroom

"His and hers" wash hand basins, free standing bath, shower enclosure, window to rear aspect, radiator.

WC

WC, window to side aspect.

Outside

To the front of the property, there is a gravelled driveway providing parking for three vehicles and there is a side gate which provides access into the rear garden. The rear gardens are tiered and laid mainly to patio which provides a fantastic outdoor seating area. There is an immediate raised composite decking area from the kitchen which has steps leading to the garden, and a large lower lawned area which has an additional lower seating area finished in composite decking.

Services

Mains gas, electric, water and drainage connected.

** The heating system and services, 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.



EditView

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/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



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	70	
(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.