HILLS
PROPERTY CONSULTANTS

4 Tutnalls Street
£350,000

3 bedroom detached bungalow for sale | Freehold

At first glance

- 3 Bedrooms
- Driveway
- Flexible accommodation
- Modernised throughout
- Outdoor office space
- Secure, enclosed garden to rear
- Walk-in wardrobe
- Close to local amenities

In detail

A light and spacious, recently renovated three bedroom bungalow which has been modernised and tastefully decorated throughout, offering driveway with parking, enclosed large garden to rear and outdoor office space, situated in an ideal town location.

This property is perfect for those looking to downsize or for families looking for complete convenience. Internally comprising; entrance hall, three bedrooms (one with walk-in wardrobe, but could be en-suite), lounge, kitchen and conservatory. Externally, there is a driveway providing parking to the front, and to the rear, there is an enclosed garden to rear and two outbuildings; one garden shed with log store for storage and an outdoor office with power and lighting supply. (The office space could also be utilised as a home gym or summer house).

Lydney town offers a wide range of facilities including a variety of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, hospital, doctor's surgeries, train station, 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 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, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance hall
Original tiled floor; Access through to all three bedrooms, shower room and lounge.

Bedroom 3
Carpeted flooring, bay window to front aspect, radiator.

Bedroom 2
Carpeted flooring, bay window to front aspect, radiator.

Shower
Walk-in shower enclosure, wash hand basin with vanity unit underneath, WC, heated towel rail, tiled walls and flooring, window to side aspect.

Bedroom 1
Carpeted flooring, radiator, window to rear aspect, access to walk-in wardrobe.

Lounge
Wood effect flooring, feature fireplace with log burner, windows to rear aspect, access through kitchen.

Kitchen
Fitted units at eye and base level with worktop space, integrated oven with gas hob and extractor hood above, sink unit with mixer tap and drainer, space for freestanding fridge freezer, radiator, breakfast bar, windows to front and side aspect, wood effect flooring, access through to conservatory.

Conservatory
Space for dining table and chairs, windows to side and rear aspects, access to rear garden.

Outside
To the front of the property, there is a driveway providing parking and a gate leading around the side of the property and into the rear garden. The large rear garden has an immediate raised patio area providing a fantastic space outside to sit and relax, with steps leading down to the lower garden. The lower garden is laid to lawn and gravel, offering plenty of space for entertaining family members and guests. There is also an outdoor shed with log store for storage space and an outdoor office space.

Outbuildings
The outdoor office has windows to front aspect and doors which open out onto the garden, wood effect flooring, power and lighting supply. Could also be utilised as a home gym or summer house.

Services
Mains water, electric, gas 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.

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/fittings 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
1058 sq.ft. (98.3 sq.m.) approx.

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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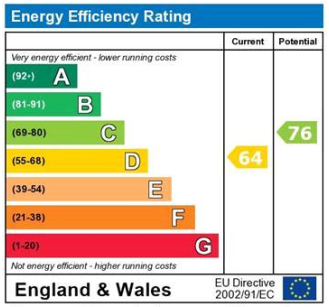

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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