



At first glance

- 2 allocated parking spaces
- 3 Bedrooms
- Close to local amenities
- Offered with NO onward chain
- Prime location
- Secure, enclosed garden to rear
- Shared ownership
- Option for full ownership

In detail

A modern and well-presented three bedroom semi-detached property offering two allocated parking spaces with vehicle charging point and an enclosed garden to rear, situated in a convenient location close to local amenities and further travel networks. Offered with NO onward chain.

This property offers comfortable and light accommodation set over two floors. Internally comprising; entrance hall, cloakroom, kitchen/diner, lounge, three bedrooms and bathroom. Externally, there are two allocated parking spaces to the front, and to the rear, the garden is enclosed 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 for access onto the M5 and the Midlands.

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

Tenure: Leasehold

Shared Ownership: 50% being sold, £331.40 per month rental payments

Lease management £26.30pm

Building insurance £10.39pm

Parking options: Driveway, EV Charging, Off Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

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

Cloakroom

Wood effect flooring, WC, wash hand basin with vanity unit underneath.

Kitchen

Fitted units at eye and base level with worktop space, integrated fridge freezer, integrated double ovens, gas hob with extractor hood above, sink unit with drainer, space and plumbing for washing machine/dryer, tiled flooring, window to front aspect.

Lounge

Wood effect flooring, radiator, French doors leading out to rear garden.

FIRST FLOOR:

Landing

Storage cupboard, access to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Bathroom

Wood effect flooring, WC, wash hand basin, bath with shower attachments, window to rear aspect.

Outside

There are two allocated parking spaces to the front of the property with side access around to the rear. The rear garden is enclosed by fencing and is laid to both patio and lawn, offering a low maintenance space outside.

Services

Mains water, electric, gas 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.

Please note

Rent is currently: £331.40 per month

Estate management fee £33 per month

Lease Management charge: £26.30 per month

Buildings Insurance: £10.39 per month

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.

Please note



This property is advertised as a 50% share. The housing association who owns the other 50% is Heylo housing.

There is the option to purchase 100% of the property instead if desired. Please contact the agents directly to discuss this. As per the RICS valuation, the 100% property value is £250,000.

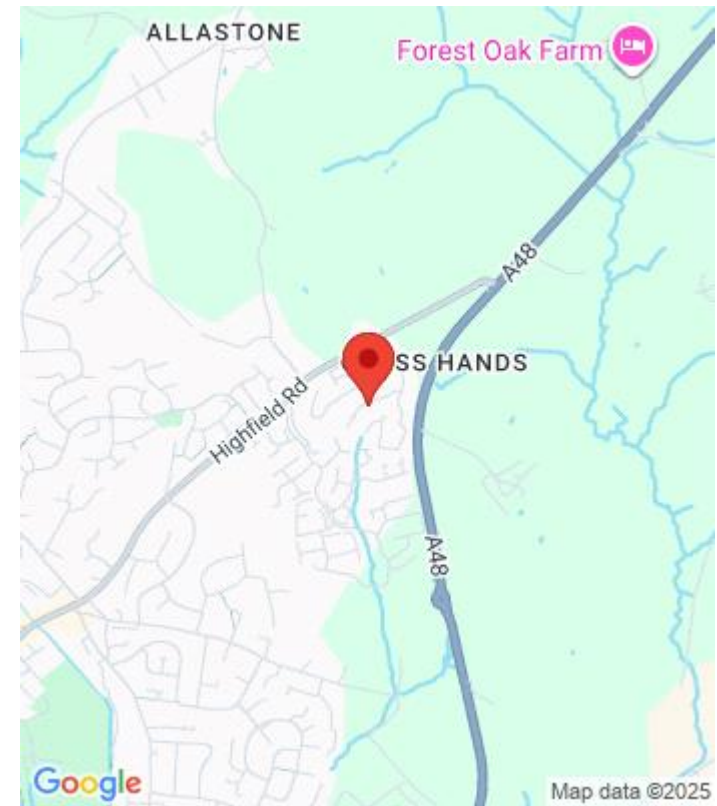
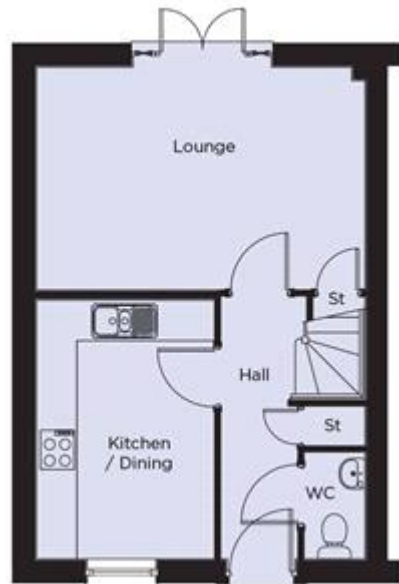
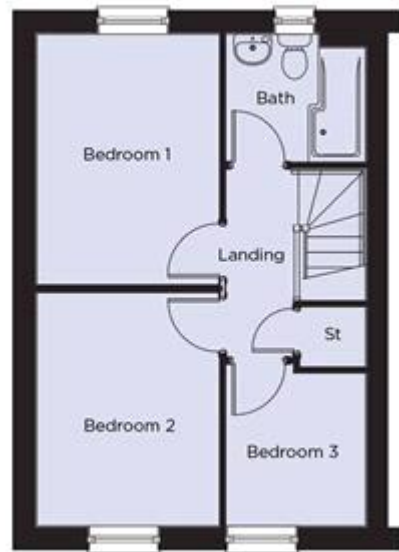


Town and Country



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		96
(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.