



At first glance

- 3 Bedrooms
- convenient location
- Garage
- Gardens to front and rear
- Off-road parking
- Opportunity to modernise
- Perfect for first time buyers
- Perfect project

In detail

A well-loved three bedroom semi-detached property offering enclosed garden, garage and parking to rear, situated in a convenient location close to local amenities and offered with NO onward chain.

This property is perfect for those looking to put their own stamp on their property and offers endless opportunities for modernisation and the addition of personal touches.

Internally comprising; entrance hall, lounge, kitchen/diner, rear hall, cloakroom, three bedrooms upstairs and a bathroom.

Externally, there are gardens to front and rear, a garage and off-road parking to rear.

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.

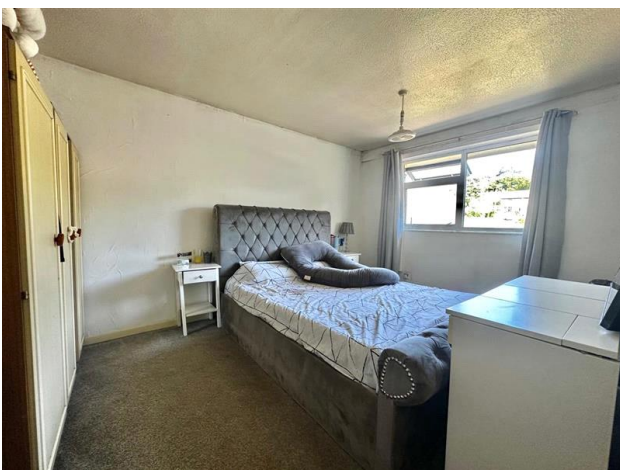
Council Tax Band: B (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden





Entrance hall

Access through to lounge and kitchen/diner, stairs leading up to first floor.

Lounge

Carpeted flooring, radiator, window to front aspect.

Kitchen/diner

Fitted units at eye and base level with worktop space, sink unit with drainer, space for freestanding fridge freezer, space and plumbing for washing machine, space for cooker, storage cupboards, window to rear aspect, access through to rear hall.

Rear hall

Access through to cloakroom and out to rear garden.

Cloakroom

WC, wash hand basin, window to rear aspect.

FIRST FLOOR:

Landing

Airing 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

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

Outside

To the front of the property, there is gated access with a front garden enclosed by walling. There is side access around to the rear, where the garden is enclosed and laid to patio and gravel. There is rear access where you can park and also a garage.

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: B

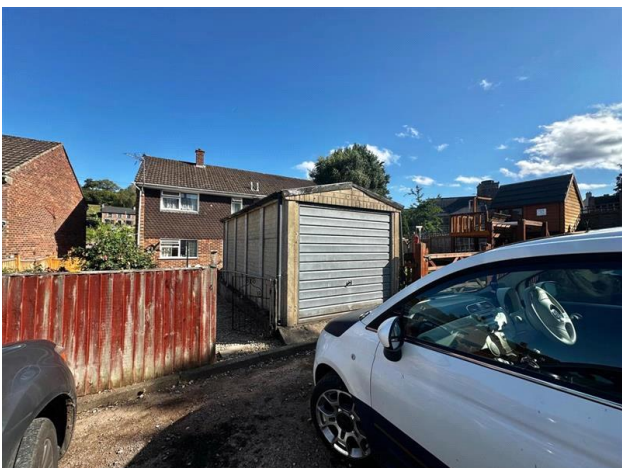
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

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.



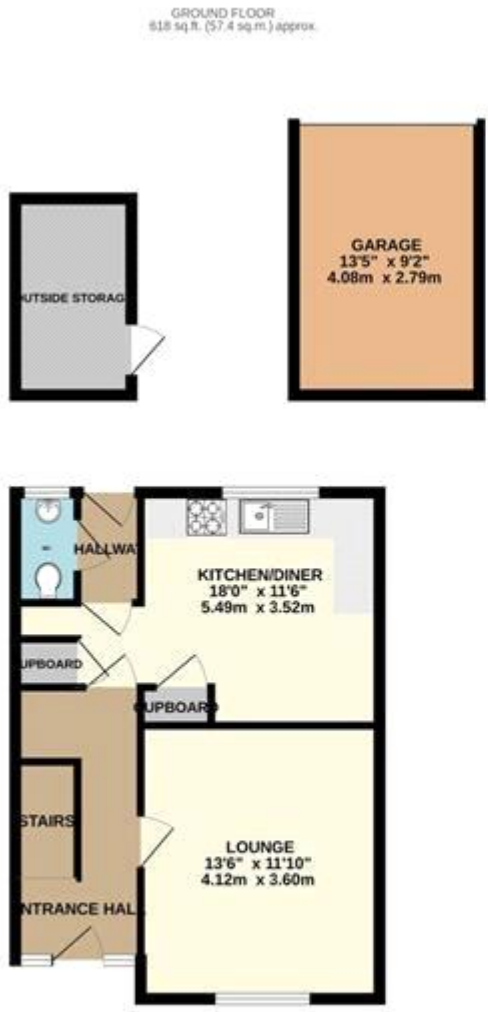


Town and Country



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.



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with henergy 11/2025.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.