



At first glance

- 2 bedrooms
- Close to local amenities
- Enclosed garden
- Garage
- Low maintenance garden
- Rear Access
- Ensuite Shower

In detail

A light and modern two bedroom (one en-suite) semi-detached property with allocated parking, garage and low maintenance gardens to rear, situated close to local amenities.

This property is the perfect purchase for those looking for a buy to let or for first time buyers. Offering comfortable living accommodation, internally it comprises; entrance hall, cloakroom, lounge, kitchen/diner, two bedrooms (one with en-suite) and a bathroom. Externally, there is allocated parking and single garage to rear, with an enclosed rear garden laid to decking, patio and Astroturf.

The property is situated in a quiet, residential area within Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, 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: B (Forest of Dean District Council)

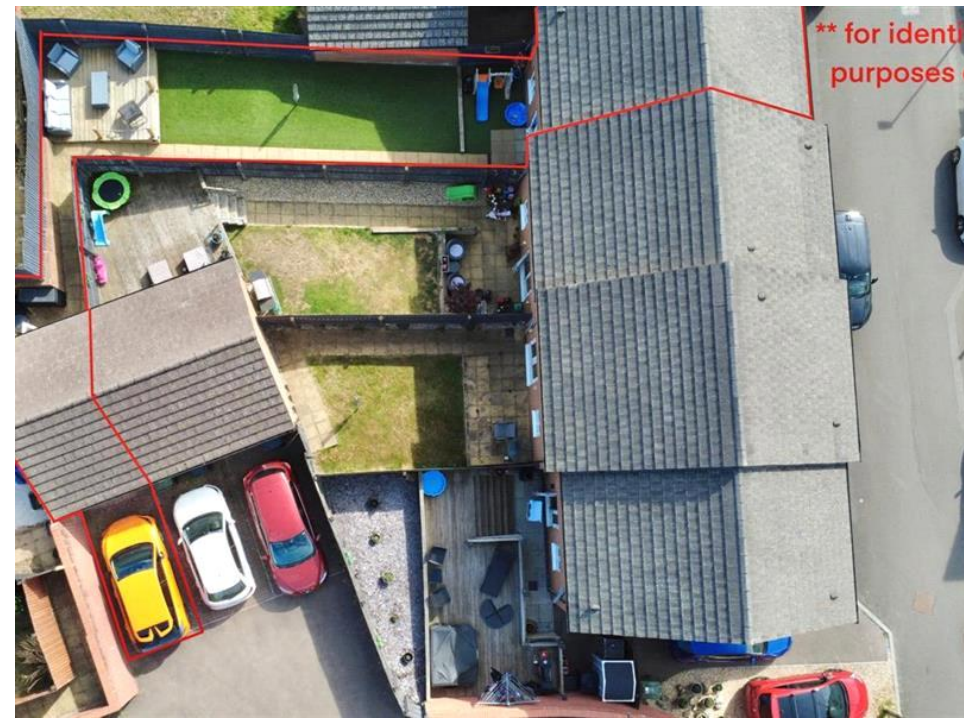
Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Radiator, stairs leading up to first floor, access through to cloakroom, kitchen and lounge.

Cloakroom

Plumbing and space for WC (currently removed), was hand basin, tiled splash backs, tiled flooring.

Kitchen

w: 6' 7" x l: 10' 5" (w: 2.01m x l: 3.18m)

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

Lounge

w: 13' 1" x l: 13' 7" (w: 3.99m x l: 4.14m)

Understairs storage cupboard, radiator, window to rear aspect, French doors providing access to rear garden, wood effect flooring.

FIRST FLOOR:

Landing

Airing cupboard, access through to both bedrooms and bathroom.

Bedroom 1

w: 10' 3" x l: 10' 8" (w: 3.12m x l: 3.25m)

Radiator, window to front aspect with views over Forest and countryside beyond, access through to en-suite.

En-suite

Shower enclosure with electric shower, WC, wash hand basin with vanity unit, tiled splash backs, radiator, window to front aspect.

Bedroom 2

w: 6' 11" x l: 12' 9" (w: 2.11m x l: 3.89m)

Radiator, access to loft, window to rear aspect.

Bathroom

w: 6' 5" x l: 6' 5" (w: 1.96m x l: 1.96m)

Bath with shower attachment, WC, wash hand basin, radiator, tiled flooring, tiled splash backs, window to rear aspect.

Outside

There are steps which lead up to the front of the property.

The rear garden is laid to both Astroturf and patio, providing ample entertainment space. There is a decked seating area at the top of the garden for relaxing during warmer months. There is a pathway which provides access to the rear where there is a single garage and one parking space in front.

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.

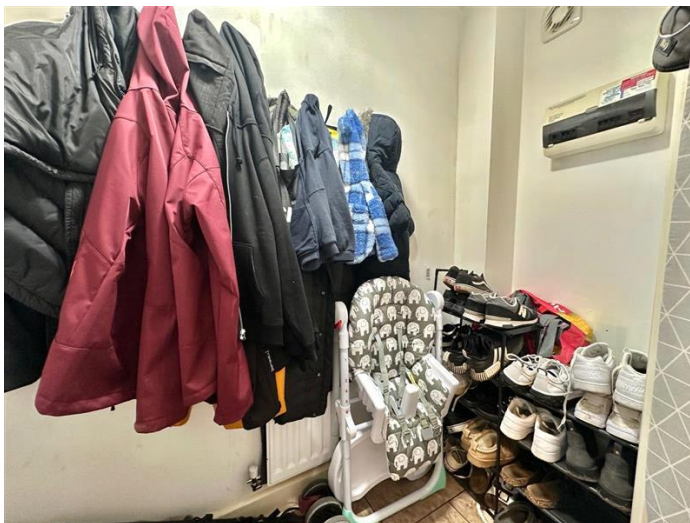
Water Rates

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

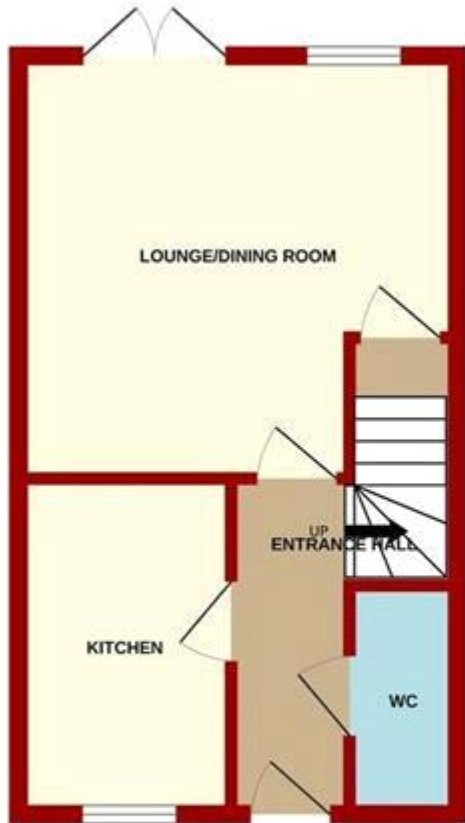


Commercial

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/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

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		92
(81-91)	B		
(69-80)	C	77	
(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.