



At first glance

- 3 bedrooms and 1 en-suite
- Close to local amenities
- Close to travel networks
- Driveway
- Enclosed garden
- Garage
- Light and modern accommodation
- Within NHBC warranty

In detail

A light and spacious three bedroom detached property with driveway providing parking, garage with power and lighting supply and enclosed low maintenance garden, situated in a convenient area close to Lydney's local amenities and further travel networks.

This property is beautifully presented and modern, still within its NHBC warranty period, and is set over two floors. The ground floor comprises; entrance hall, cloakroom, lounge, kitchen/diner and utility room. The first floor comprises; three bedrooms (one en-suite) and a family bathroom. Externally, there is a driveway to the rear of the property with a garage behind and access into the garden. The garden is laid to the side of the property and laid to both patio and lawn.

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 offering access to the M5 and the Midlands.

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

Tenure: Freehold

Parking options: Driveway, Garage

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to kitchen, living room and cloakroom, stairs leading up to first floor.

Lounge

Carpeted flooring, radiators, windows to side and front aspects.

Cloakroom

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

Kitchen/diner

Fitted units at eye and base level with worktop space, integrated dual ovens, gas hob with extractor hood above, sink unit with drainer, integrated fridge freezer, breakfast bar unit, space for dining table and chairs, wood effect flooring, access through to utility room, windows to front and side aspects, French doors leading out to side garden.

Utility

Fitted units, worktop space, space and plumbing for washing machine and tumble dryer, wood effect flooring, door providing access out to rear driveway.

FIRST FLOOR:

Landing

Access to all three bedrooms and bathroom, window to rear aspect.

Bedroom 1

Carpeted flooring, radiator, windows to front and side aspects, radiator, access to en-suite.

En-suite

WC, wash hand basin, shower enclosure, window to front aspect, wood effect flooring.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Bedroom 3

Carpeted flooring, radiator, window to side aspect.

Bathroom

WC, wash hand basin, bath with shower attachment, wood effect flooring, window to side aspect.

Outside

There is a driveway to the rear of the property with a garage behind (having power and lighting supply). There is lawned area around the side and front of the property, with a pathway leading up to the front door.

The garden is enclosed and to the side of the property, laid to both lawn and patio offering a low-maintenance space outside to sit and relax.

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: D

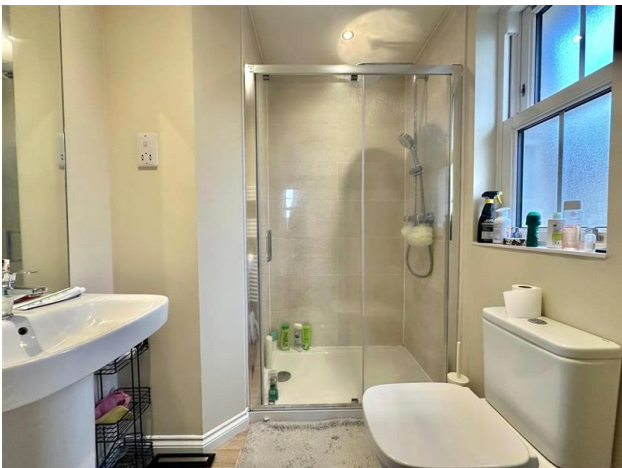
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

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.

Please note

There is a management fee for the up keep of the estate.

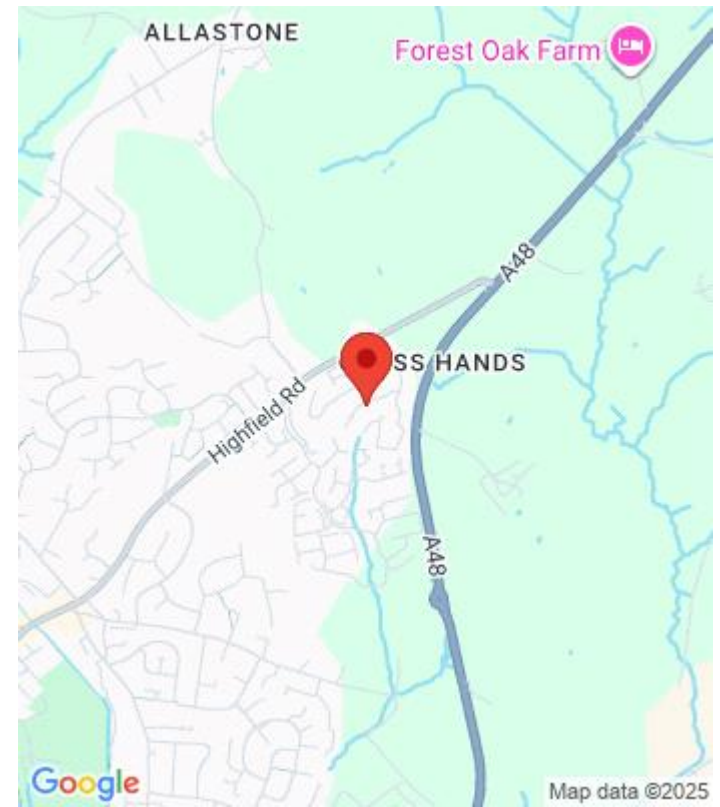


Town and Country



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-)		94
A		
(81-91)		83
B		
(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.