



At first glance

- 2 bedrooms
- convenient location
- Ideal buy to let
- Low maintenance garden
- Off-road parking
- Perfect for first time buyers
- Cottage
- Garage

In detail

A light and well-presented two bedroom semi-detached property offering off-road parking and a low maintenance garden to front, situated in a convenient location close to local amenities.

This property is ideal for first time buyers or those looking to purchase a buy to let. Offering comfortable living accommodation, internally it comprises; lounge, hallway, bathroom, kitchen, sitting room (with dining space), utility room and two bedrooms upstairs. Externally, there is a garden to front which is laid to decking and artificial lawn, and off-road parking available.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Lounge

Wood effect flooring, window to front aspect, feature fireplace with log burner, radiator, access through to hallway.

Hall

Access through to bathroom and kitchen, stairs leading up to first floor. Window to front aspect.

Bathroom

WC, wash hand basin, bath with shower attachment, tiled flooring.

Kitchen

Fitted units at eye and base level with worktop space, integrated oven, gas hob, sink unit with drainer, storage cupboard, radiator, tile effect flooring, tiled splash backs, window to front aspect, access through to sitting room.

Sitting room

Could be utilised as a home office, dining room or snug.

Breakfast bar unit with space for stools, wood effect flooring, windows to front aspect and doors providing access outside, access through to utility room.

Utility

Wood effect flooring, worktop space, space and plumbing for washing machine, space for freestanding fridge freezer, sink unit with drainer.

FIRST FLOOR:

Bedroom 1

Carpeted flooring, radiator, window to front aspect.

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Outside

There is a driveway providing parking for vehicles.

The garden is laid to the front of the property and offers ample space for relaxing either on the decking area or on the artificial lawn. This space is low-maintenance and perfect for entertaining guests and family members.

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: 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.



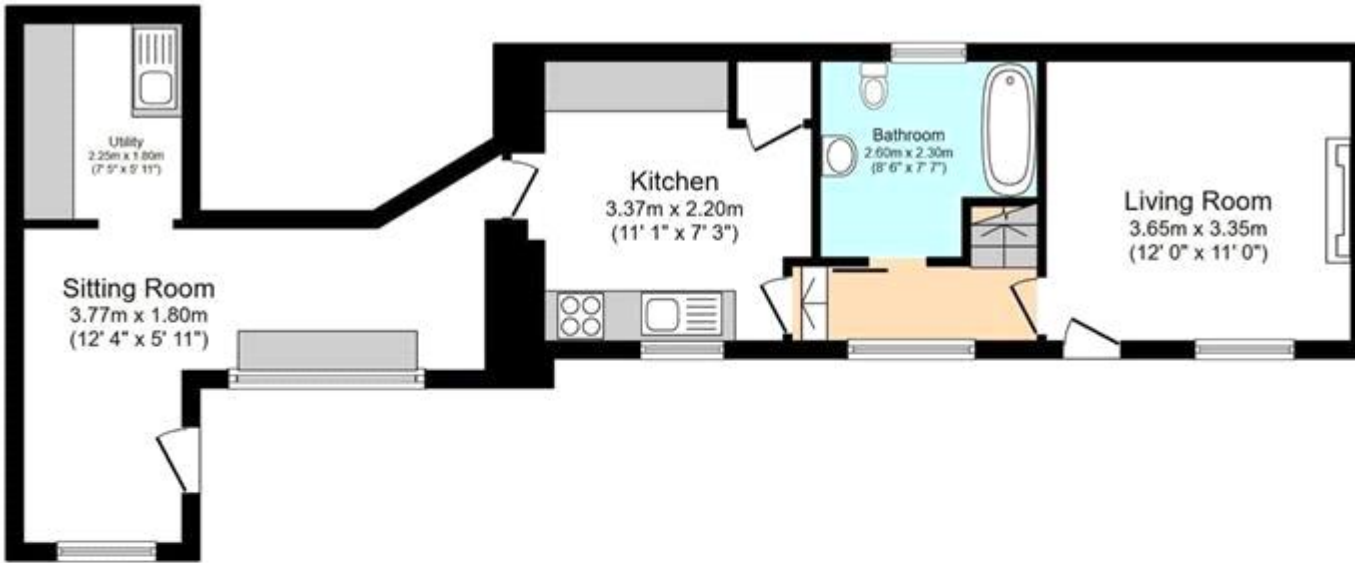


Town and Country

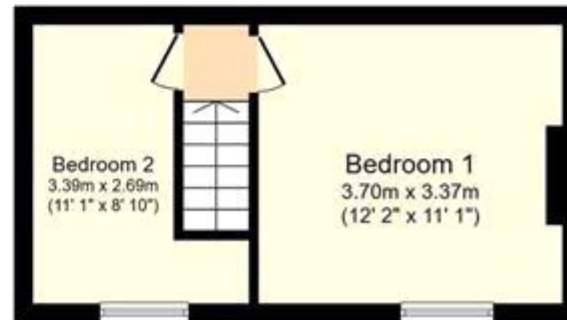


Commercial

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			86
		58	

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.