



At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Driveway
- Enclosed garden to rear
- Garage
- Ideal location
- No Onward Chain
- Within NHBC warranty

In detail

A well-maintained and spacious four bedroom detached property offering driveway with off-road parking, garage with power and lighting supply and enclosed garden to rear, situated in a convenient location close to local amenities. Offered with NO onward chain and still within its NHBC warranty.

This property offers generous accommodation and is set over two floors. Internally comprising; entrance hall, kitchen/diner, lounge, study, utility room, cloakroom, four bedrooms (one with en-suite) and family bathroom.

Externally, there is a driveway to side with garage behind and enclosed gardens to rear.

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: E (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Wood effect flooring, access through to kitchen/diner, study, lounge and cloakroom, stairs leading up to first floor.

Kitchen/diner

w: 9' x l: 24' (w: 2.74m x l: 7.32m)

Wood effect flooring, fitted units at eye and base level with worktop space, integrated undercounter fridge freezer, integrated dual ovens, sink unit with drainer, gas hob with extractor hood above, windows to front and rear aspects, radiator, access through to utility room.

Utility

w: 6' x l: 5' 9" (w: 1.83m x l: 1.75m)

Wood effect flooring, fitted base units with worktop space, space and plumbing for washing machine, access out into rear garden.

Cloakroom

w: 6' 1" x l: 3' 6" (w: 1.85m x l: 1.07m)

Wood effect flooring, WC, wash hand basin, radiator.

Lounge

w: 10' 4" x l: 15' 7" (w: 3.15m x l: 4.75m)

Carpeted flooring, radiator, French doors leading outside.

Study

w: 9' 6" x l: 8' 4" (w: 2.9m x l: 2.54m)

Carpeted flooring, window to front aspect, radiator.

FIRST FLOOR:

Bedroom 1

w: 10' 7" x l: 11' 2" (w: 3.23m x l: 3.4m)

Carpeted flooring, radiator, window to front aspect, access through to en-suite.

En-suite

w: 6' 9" x l: 4' 10" (w: 2.06m x l: 1.47m)

WC, walk-in shower enclosure, wash hand basin, wood effect flooring, radiator, window to front aspect.

Bedroom 2

w: 9' 1" x l: 13' 8" (w: 2.77m x l: 4.17m)

Carpeted flooring, radiator, window to front aspect.

Bedroom 3

w: 7' 5" x l: 10' 4" (w: 2.26m x l: 3.15m)

Carpeted flooring, radiator, window to rear aspect.

Bedroom 4

w: 8' 9" x l: 8' 7" (w: 2.67m x l: 2.62m)

Carpeted flooring, radiator, window to rear aspect.

Bathroom

w: 8' 6" x l: 4' 9" (w: 2.59m x l: 1.45m)

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

Outside

To the front of the property there is a pathway with steps leading to the front door, with bushes and shrubs to either side.

There is a driveway to the side with an electric charging point which offers parking for multiple vehicles with garage (10'9" x 20'0") behind and side access into the rear garden.

The rear garden is laid to patio and lawn.

Services

Mains electric, water, 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: E

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

AI has been used to "virtually stage" some of the rooms and outside space in this property.

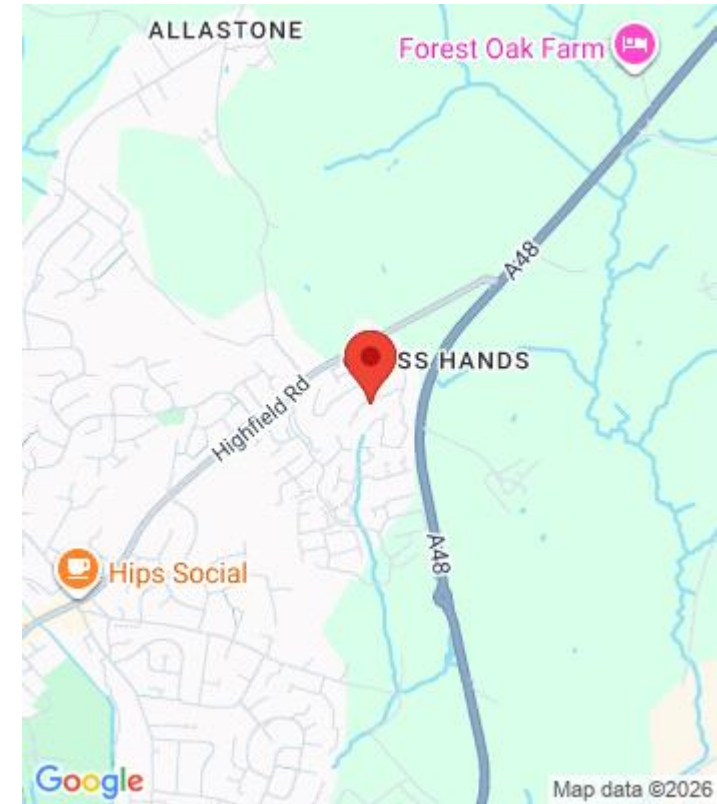
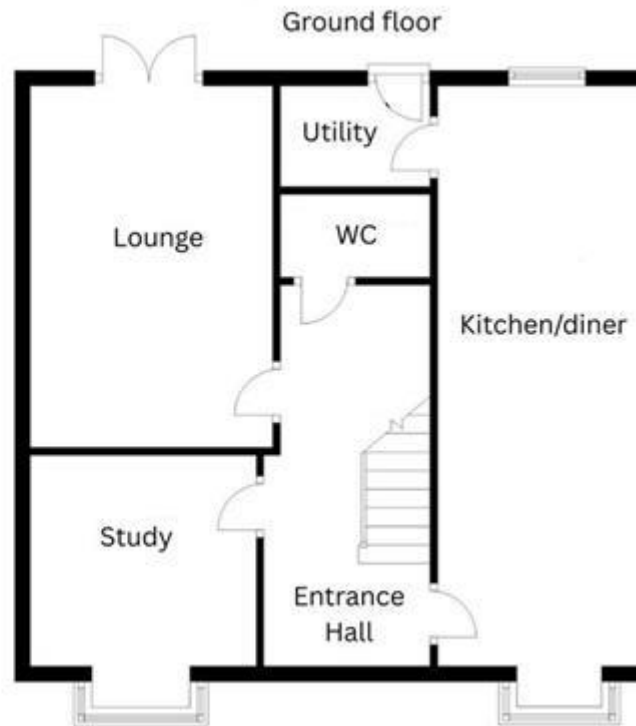
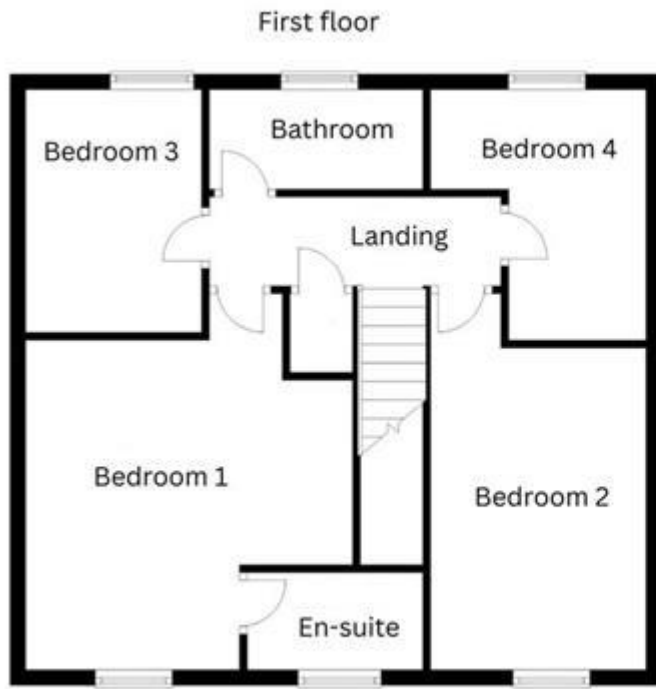


Town and Country



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	94
(81-91)	B	
(69-80)	C	84
(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.