



At first glance

- 2 double bedrooms
- Close to local amenities
- Driveway
- Enclosed garden
- Larger than average plot size
- Perfect for first time buyers

In detail

A well-presented two bedroom semi-detached property offering off-road parking and enclosed rear garden, situated in an ideal town location close to local amenities.

This property is the perfect buy for first time buyers or those looking for a property situated in a convenient location. Internally, it offers comfortable accommodation set over two floors and comprises; entrance hall, cloakroom, kitchen, lounge/diner, two bedrooms upstairs and bathroom. Externally, there is off-road parking to the side of the property and an enclosed rear garden.

Situated in 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, hospital, 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: B (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to kitchen, cloakroom, and lounge diner. Stairs leading up to first floor.

Cloakroom

WC, wash hand basin, radiator, window to side aspect.

Kitchen

Fitted units at eye and base level with worktop space, integrated dual ovens and fridge freezer, gas hob with extractor hood above, space and plumbing for washing machine, integrated dishwasher, sink unit with drainer, tiled splash backs, window to front aspect, tile effect flooring.

Lounge/diner

Carpeted flooring, radiator, understairs storage cupboard, French doors leading out to rear garden.

FIRST FLOOR:

Landing

Access through to both bedrooms and bathroom.

Bedroom 1

Carpeted flooring, windows to front aspect, built-in wardrobes, radiator.

Bedroom 2

Carpeted flooring, window to rear aspect, built-in wardrobes, radiator.

Bathroom

Bath with shower attachment, WC, wash hand basin, tiled splash backs, wood effect flooring.

Outside

To the side of the property, there is off-road parking available. To the rear, the garden is low-maintenance and laid to both patio and lawn. It is enclosed by fencing.

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.

Please note

There are maintenance fees in relation to the management of the estate. This costs varies yearly, but last year the costs were: £320.



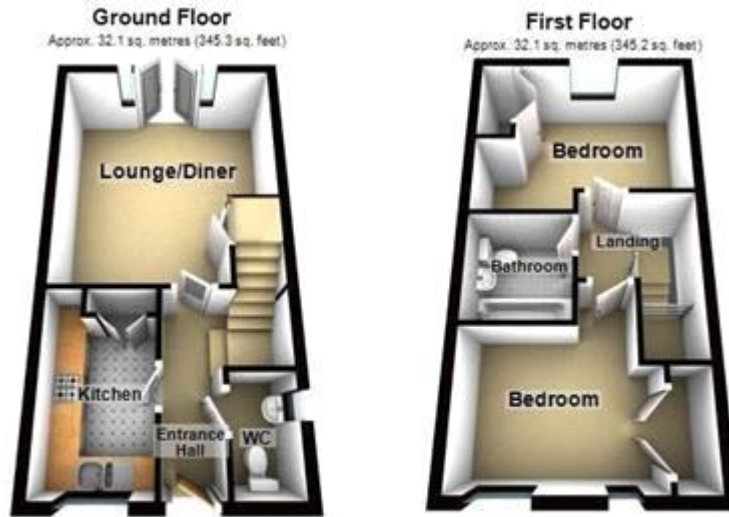


Town and Country

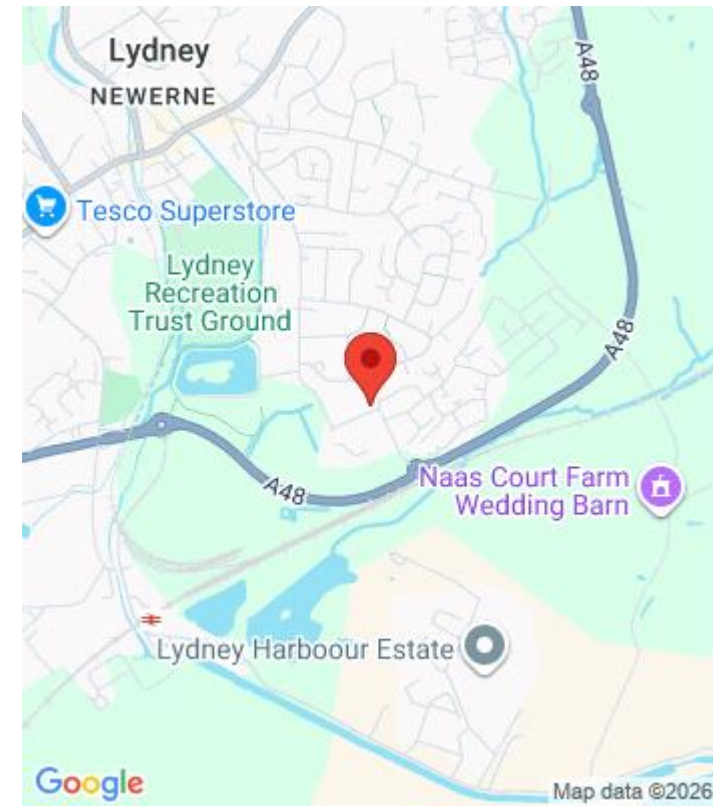


Commercial

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/fitings 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 area: approx. 64.1 sq. metres (690.5 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 83 |
| (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.