



At first glance

- 4/5 Bedrooms
- Close to local amenities in Cinderford town
- Convenient location
- Driveway
- Garden
- Offered with NO onward chain
- Outdoor storage

In detail

A well-loved four/five bedroom semi-detached property offering driveway providing parking and tiered rear garden, situated in a convenient town location. Offered with NO onward chain.

This property is ideal for those looking to put their own stamp on a home as it offers endless possibilities to modernise and adapt to suit one's wants and needs.

Offering generous accommodation, internally it comprises; entrance hall, downstairs bedroom/study, sitting room, lounge/diner, kitchen, downstairs bathroom, rear porch, four upstairs bedrooms and an upstairs shower room.

Externally, there is a lawned area to front with driveway to side. The rear garden has an outdoor storage room, shed, and greenhouse and the garden is tiered with steps leading up to the top.

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: C (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to bedroom 5/study, dining room, lounge, bathroom and kitchen, storage cupboard.

Bedroom 5/ study

Carpeted flooring, radiator, window to front aspect.

Sitting room

Could also be utilised as a dining room. Carpeted flooring, radiator, window to front aspect, feature fireplace.

Lounge/diner

Could be utilised as a lounge or dining room. Carpeted flooring, radiator, doors leading out to rear, stairs leading up to first floor.

Bathroom

Bath with shower attachment, WC, wash hand basin, window to side aspect, fully tiled.

Kitchen

Fitted units at eye and base level with worktop space, sink unit with drainer, oven, gas hob, space for undercounter fridge, tiled splash backs, window to side aspect, wall-mounted boiler, door through to rear porch where the current utility room is.

Porch

Currently utilised as a utility room. Windows to rear and side aspects, doors out to both sides, carpeted flooring, space for storage, space and plumbing for washing machine and tumble dryer.

FIRST FLOOR:

Landing

Access through to all four bedrooms and shower room, airing cupboard.

Bedroom 1

Carpeted flooring, window to front aspect, radiator.

Bedroom 2

Carpeted flooring, window to rear aspect, radiator.

Bedroom 3

Carpeted flooring, window to front aspect, radiator.

Bedroom 4

Carpeted flooring, window to rear aspect, radiator.

Shower

Walk-in shower enclosure, WC, wash hand basin, window to side aspect, fully tiled.

Outside

To the front of the property, there is a walled boundary with lawned area behind. There is a driveway to the side of the property providing parking.

In the rear garden, there is an outbuilding providing outdoor storage space and access through the porch to the other side of the garden. It is tiered and has steps leading up to the top. There is a greenhouse for growing produce and shed for additional storage.

Services

Mains water, electric, drainage and gas connected.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: C

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.



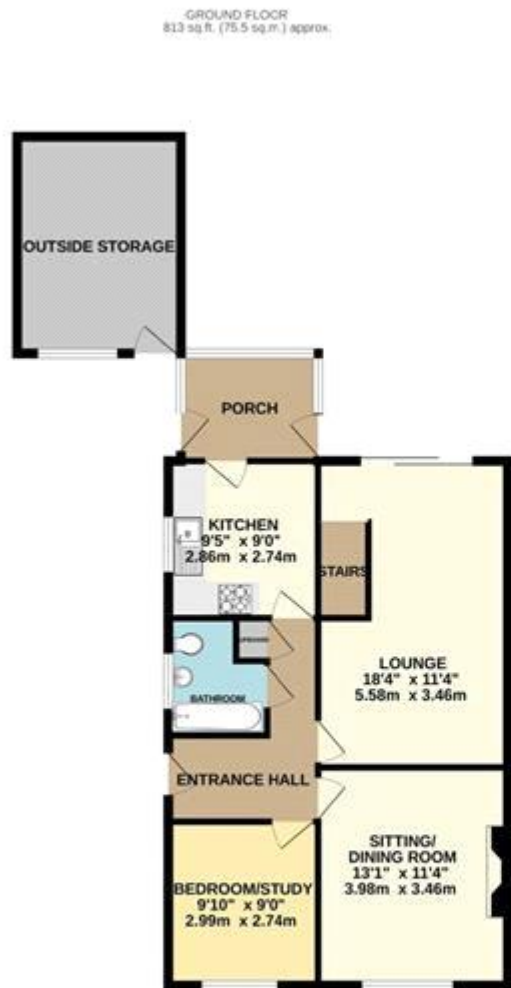


Town and Country



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/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 FLOOR AREA: 1353 sq. ft. (125.7 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C	76	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.