



At first glance

- 3 bedrooms and 1 en-suite
- Close to local amenities
- Enclosed garden to rear
- Offered with NO onward chain
- Off-road parking
- Town location
- Within NHBC warranty

In detail

A well-presented three bedroom semi-detached property offering off-road parking and enclosed garden to rear, situated in an ideal location close to local amenities, and being offered with NO onward chain.

This property offers comfortable and light accommodation set over two floors and internally comprises; entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms (one with en-suite) and bathroom. Externally, there is a driveway providing off-road parking, and an enclosed garden 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, 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: C (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to cloakroom and lounge.

Cloakroom

Window to front aspect, WC, wash hand basin, radiator.

Lounge

Wood-effect flooring, radiator, access to kitchen/diner, stairs leading up to first floor, window to front aspect.

Kitchen/diner

Fitted units at eye and base level with worktop space, integrated oven with gas hob and extractor hood above, sink unit with drainer, space for freestanding fridge freezer, space for undercounter washing machine/dryer, tile effect flooring, space for dining table and chairs, window to rear aspect, French doors leading out to rear garden.

FIRST FLOOR:

Landing

Access to all bedrooms and bathroom.

Bedroom 1

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

En-suite

Walk-in shower, WC, wash hand basin, tiled splashbacks.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Bathroom

Bath with shower, wash hand basin, WC, tiled splash backs, window to rear aspect.

Outside

There are steps leading up to the property and a driveway to side providing parking. There is gated access into the rear garden, where the garden is laid to gravel, patio and lawn, offering a low-maintenance space outside.

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: 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.

Please note

There is an annual management fee. Please ask agent for this.





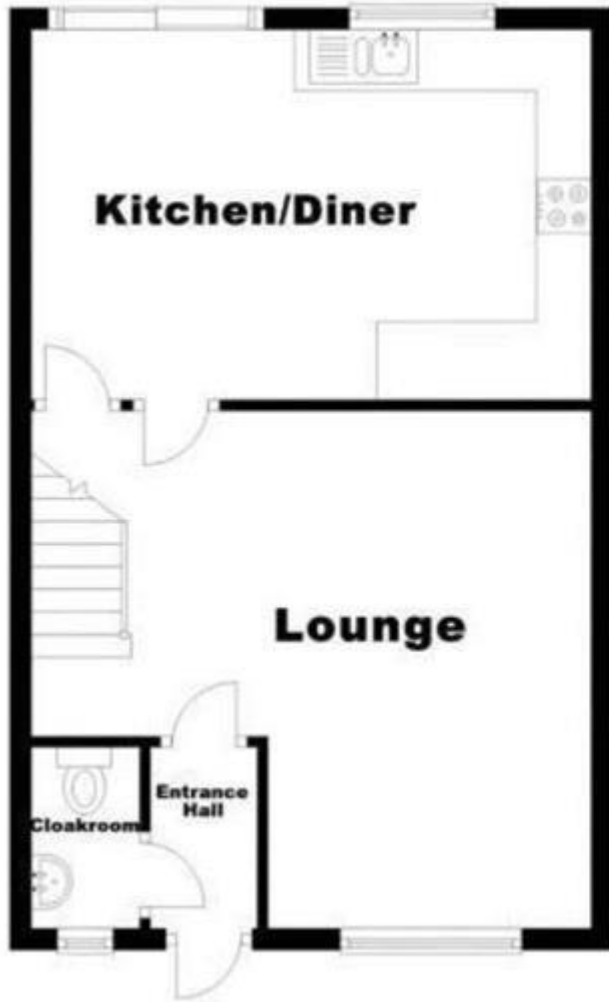
Town and Country



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.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		96
(81-91) B		83
(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.