



At first glance

- Car charging point
- Close to local amenities
- Enclosed garden to rear
- High specification
- Ideal location
- New build
- Parking
- Solar panels
- Within NHBC warranty

In detail

A beautifully decorated and upgraded two bedroom home with solar panels and vehicle charging point, with circa 9 years NHBC warranty.

The property has been enhanced by the current vendor to include; a media wall, high-quality flooring throughout, fitted wardrobes and additional cosmetic touches.

It offers light and modern accommodation and comprises; hallway, cloakroom, living room and kitchen/diner, two bedrooms and a bathroom.

Externally, there is allocated parking with electric vehicle charging point and there is 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: B (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains, Solar

Water supply: Mains

Sewerage: Mains



**Entrance hall**

Stairs to first floor doors to cloakroom and living room.

Cloakroom

Wash hand basin, W.C, window front.

Living room

Media wall, understairs cupboard.

Kitchen/diner

A range of eye and base level units with integrated fridge/freezer, dishwasher, washer/dryer, electric oven and four ring gas hob. sink with drainer and cupboard housing the boiler window and patio doors to rear garden.

FIRST FLOOR:**Landing**

Access to loft, bedrooms and bathroom.

Bedroom 1

Fitted wardrobes and window to rear.

Bedroom 2

Fitted cupboard, desk and window to front.

Bathroom

Three piece suite comprising: bath with shower over, wash hand basin, WC tiled splash backs, LED mirror.

Garden

Low maintenance garden with patio and lawned areas.

Vehicle parking

Allocated parking spaces to front.

Services

Mains water, drainage, gas and electric connected

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

Viewings

By prior appointment with Hills.

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.



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