



At first glance

- 2 bedrooms
- Car parking to rear
- Enclosed garden to rear
- Ideal location
- Low maintenance garden
- Outdoor home office
- Perfect for first time buyers
- Perfect for working from home

In detail

A well-presented and light two bedroom mid-terraced property offering off-road parking, enclosed garden to rear and purpose built home office, situated in an ideal location close to local amenities.

This property is perfect for first time buyers or those looking for a buy to let.

Internally comprising; entrance hall, WC, lounge, dining room, kitchen, two bedrooms and bathroom.

Externally comprising; enclosed rear garden, off-road parking to rear and home office with power and lighting supply.

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: B (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, EV Charging

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to WC and lounge, stairs leading up to first floor.

WC

WC, wash hand basin, heated towel rail.

Lounge

Wooden flooring, radiator, window to front aspect, understairs storage cupboard, access through to dining room.

Dining Room

Wooden flooring, window to rear aspect, radiator, access through to kitchen.

Kitchen

Fitted units at eye and base level with worktop space, space for freestanding fridge freezer, integrated oven with induction hob and extractor hood above, sink unit with drainer, space and plumbing for washing machine, tiled splash backs, tiled flooring, window to rear aspect, door providing access outside.

FIRST FLOOR:

Landing

Airing cupboard, access to both bedrooms and bathroom.

Bedroom 1

Carpeted flooring, built-in wardrobe, radiator, window to front aspect.

Bedroom 2

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

Bathroom

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

Outside

The property can be accessed via the front where there is a pathway leading to the front door and well kept areas to either side with low stone walling.

To the rear, there is parking with gated access through into the garden. The rear garden is laid to gravel and patio, and offers an outdoor office space with power and lighting supply.

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.





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.

GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 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	74	78
(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.