



## At first glance

- 3 bedrooms and 1 en-suite
- Close to local amenities
- Driveway
- Light and modern accommodation
- Secure, enclosed garden to rear
- Tastefully decorated
- Town location

## In detail

A beautifully presented and well-maintained three bedroom semi-detached property offering driveway providing parking and enclosed rear garden, situated in an ideal town location.

This property is fantastic for budding families and first time buyers, offering a turn-key home to move straight into.

Benefitting from comfortable and modern internal accommodation, the property comprises; entrance hall, cloakroom, kitchen/diner, lounge, three bedrooms (one en-suite) and a bathroom.

Externally, there is a driveway to side with off-road parking, an an enclosed and well-maintained 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, 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 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 kitchen, cloakroom and lounge, stairs leading up to first floor, radiator, herringbone style wood-effect flooring.

### **Kitchen**

Fitted units at eye and base level with worktop space, integrated oven with gas hob, space for fridge freezer, space and plumbing for washing machine and dishwasher, tiled splash backs, space for dining table and chairs, tiled splash backs, window to front aspect, herringbone style wood-effect flooring.

### **Cloakroom**

WC, wash hand basin, window to front aspect, radiator, herringbone style wood-effect flooring.

### **Lounge**

Carpeted flooring, radiator, window to rear aspect, French doors out to rear.

### **FIRST FLOOR:**

### **Landing**

Carpeted flooring, access to all bedrooms and bathroom.

### **Bedroom 1**

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

### **En-suite**

Shower enclosure, WC, wash hand basin, radiator, herringbone style wood-effect flooring.

### **Bedroom 2**

Carpeted flooring, radiator, window to front aspect.

### **Bedroom 3**

Carpeted flooring, radiator, window to rear aspect.

### **Bathroom**

Bath, wash hand basin, WC, window to front aspect, radiator, herringbone style wood-effect flooring, tiled splash backs.

### **Attic**

The attic space is fully boarded including shelving, loft light and retracting loft ladder.

### **Outside**

To the side of the property, there is parking for two vehicles and side access to the rear garden. There are a few steps leading to the front of the property.

The rear garden is laid to patio and lawn, offering a low-maintenance space outside to sit and relax during warmer months. There is also a fenced area laid to bark offering space for keeping animals.

### **Services**

Mains water, electric, drainage and gas connected.

\*\* The services and heating system, where applicable, has 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](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 a service charge applicable.

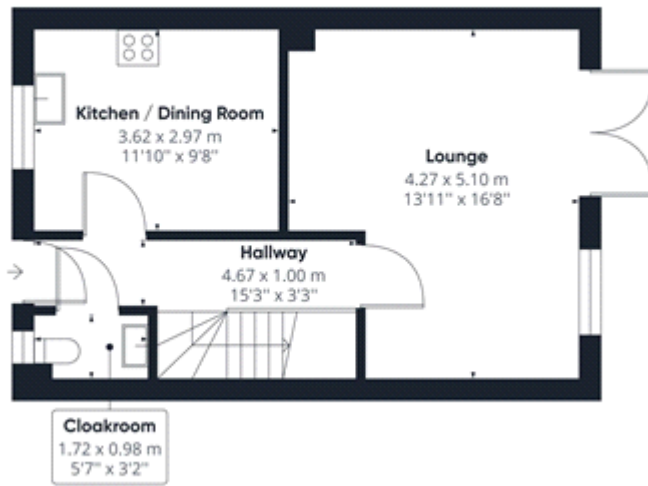


*Town and Country*

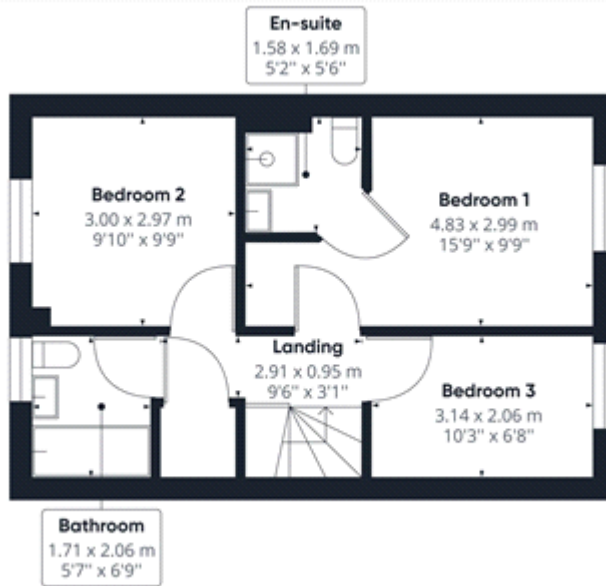


*Commercial*

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/fixings 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



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	95
(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		
<b>England &amp; Wales</b>		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.