



At first glance

- 3 Bedrooms
- Close to local amenities
- Enclosed garden to rear
- Opportunity to personalise
- Recently modernised
- Spacious accommodation
- Town location

In detail

A recently refurbished and spacious three bedroom semi-detached home with low maintenance rear gardens, situated within walking distance of Cinderford's Town centre.

The current vendor has thoughtfully upgraded the property throughout. The only area that requires further works is the kitchen which our client has purchased and possesses the kitchen, which the next owner will be expected to fit (see plans).

Comprising; entrance hall, bathroom, open plan living room/diner, kitchen, and potential utility room. On the first floor there are three bedrooms.

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

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains



**Entrance hall**

Spacious entrance hall.

Bathroom

Three piece suite comprising; bath with shower, basin with vanity unit, 'floating' WC and fully tiled walls. Window to rear aspect.

Lounge/diner

Bay window to front aspect, dual fireplaces with surrounds.

Kitchen

See proposed designs.

FIRST FLOOR:**Bedroom 1**

Bay window to front aspect.

Bedroom 2

Window to rear aspect.

Bedroom 3

Window to front aspect.

Outside

A low maintenance garden with shed, variety of mature shrubs, patio and gravelled areas. The property benefits from side access to the rear garden.

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

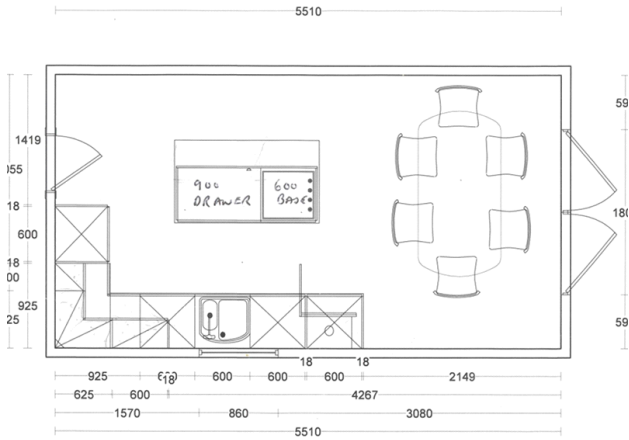
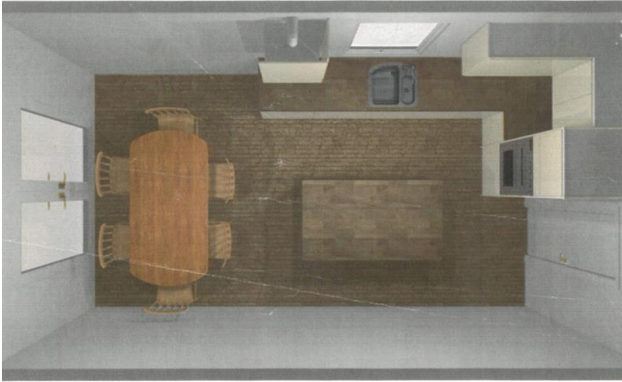
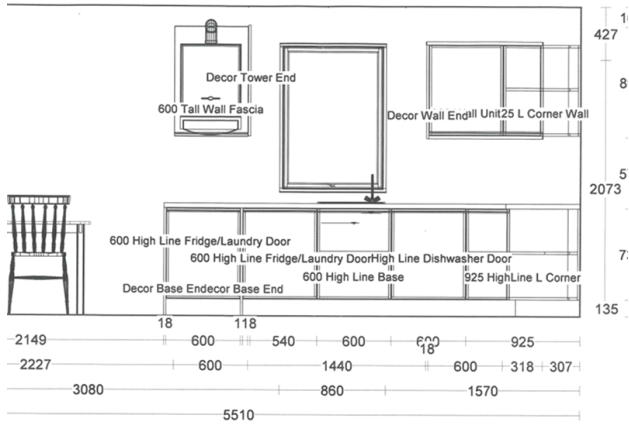
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

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

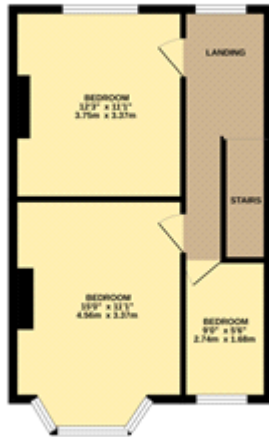


Commercial

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/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.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(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.