



## At first glance

- 1 bedroom
- Conservatory
- Driveway
- Garden
- Log burner
- Recently modernised

## In detail

A light and modernised one bedroom end of terraced property offering driveway providing parking for two vehicles and enclosed garden to rear, situated in a town location close to local amenities.

This property is perfect for first-time buyers or those looking to downsize. It offers comfortable and well-presented internal accommodation set over two floors.

Internally it comprises; entrance hall, bathroom, one bedroom, kitchen, lounge/diner, and conservatory.

Externally, there is a driveway to front providing parking for two vehicles and an enclosed garden to rear.

The property is situated in Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, 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: A (Forest of Dean District Council )

Tenure: Freehold

Parking options: Driveway

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance hall**

Carpeted flooring, storage cupboard, access to bathroom and bedrooms, stairs leading down to first floor.

### **Bathroom**

WC, wash hand basin, bath with shower, tile effect flooring, tiled walls, window to front aspect.

### **Bedroom 1**

Carpeted flooring, radiators, window to rear aspect.

## **LOWER GROUND FLOOR**

### **Lounge/diner**

Carpeted flooring, feature log burner, radiators, window to rear aspect, doors leading out to conservatory, access through to kitchen.

### **Kitchen**

Fitted units at eye and base level with worktop space, space for cooker with extractor hood above, space and plumbing for washing machine and slimline dishwasher, space for undercounter fridge/freezer, sink unit with drainer, tiled splash backs, skylight windows, tiled flooring.

### **Conservatory**

Windows to side and rear aspects, door to rear garden.

### **Outside**

To the front of the property, there is a driveway providing parking for two vehicles and there are steps leading down into the rear garden where there is gated access.

The rear garden is laid to patio and lawn, offering a low-maintenance and well-presented space outside for relaxing. There is a stone wall to the rear of the garden with a raised bed full of shrubs and plants, and an outdoor shed for storage.

### **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: A

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.

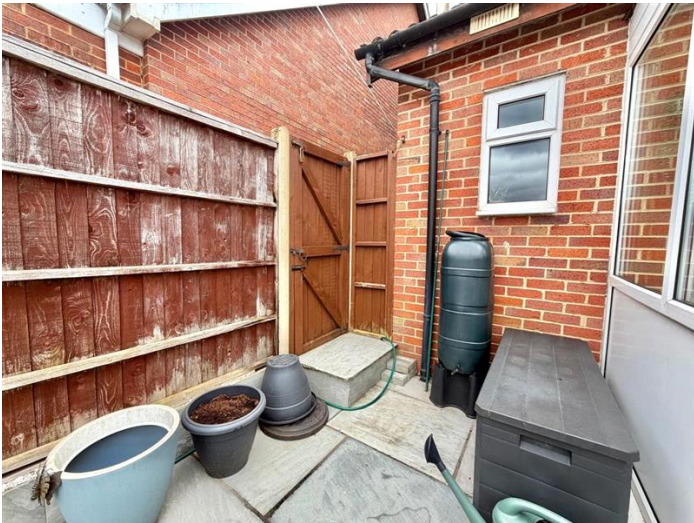
### **Water Rates**

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.





*Town and Country*

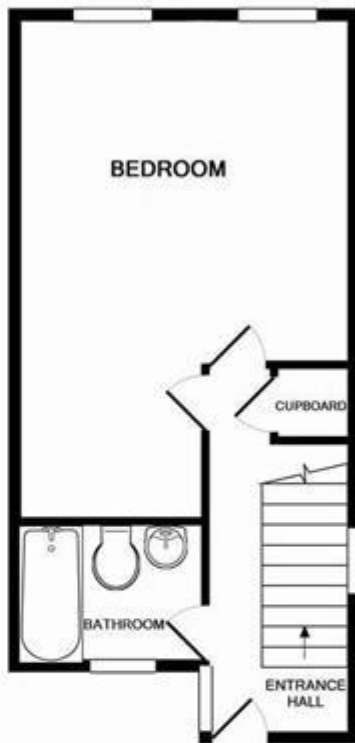


*Commercial*

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.



LOWER GROUND FLOOR



GROUND FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	66	
(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.