



At first glance

- 2 bedrooms
- Air source heat pump heating system
- Driveway
- EV charging point
- Light and modern accommodation
- Wrap around garden
- Award winning home
- Eco Home

In detail

An award winning, beautifully designed two bedroom detached property offering low-maintenance wrap around gardens, and driveway with parking and EV charger, situated in an ideal location close to local amenities.

This high specification property is perfect for those looking for a one-of-a-kind home. Perfect for first-time buyers and those looking for a low-maintenance property, it comprises; kitchen, living room, shower room, bedroom and mezzanine bedroom.

Externally, there is a driveway providing parking for two cars with an EV charging point, and wrap-around gardens that are laid to both Astro turf and patio.

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: ASHP

Water supply: Mains

Sewerage: Mains





Kitchen

w: 11' 5" x l: 11' 8" (w: 3.48m x l: 3.56m)

Access to the property through the kitchen.

Fitted units at eye and base level with Quartz worktop space, integrated fridge freezer, washing machine/dryer, induction hob with extractor hood above, microwave, and oven/grill, sink unit with Quooker boiling water tap, LVT flooring, electric sky light, doors providing access outside, steps down to living room and stairs to mezzanine bedroom.

Living room

w: 10' 9" x l: 14' (w: 3.28m x l: 4.27m)

Wood burner, LVT flooring, sliding doors to outside.

Hall

w: 3' 3" x l: 5' 6" (w: 0.99m x l: 1.68m)

Window to rear aspect, LVT flooring, access to bedroom and shower room.

Shower

w: 6' 11" x l: 4' 11" (w: 2.11m x l: 1.5m)

Walk-in shower enclosure with rainfall shower head and handset shower, wash hand basin with vanity unit, WC, towel radiator, electric sky light, tiled walls, LVT flooring.

Bedroom 1

w: 10' 9" x l: 10' 8" (w: 3.28m x l: 3.25m)

Fitted wardrobe, window to front aspect, French doors to side aspect, electric sky light, LVT flooring, access to loft.

FIRST FLOOR:

Bedroom 2

Mezzanine style bedroom.

Fitted wardrobe, built-in cupboard housing hot water tank, sky lights, windows to front aspect.

Outside

To the side of the property, there is parking space for two vehicles with an OHME EV charging point. There is gated access into the property where the garden wraps around the house and provides a low-maintenance space to sit outside and relax. The gardens are laid to both Astro turf and patio with outside lighting and water tap. The garden is enclosed by fencing and a walled boundary.

Services

Mains water, electric and drainage. Air source heat pump.

** The services, 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.



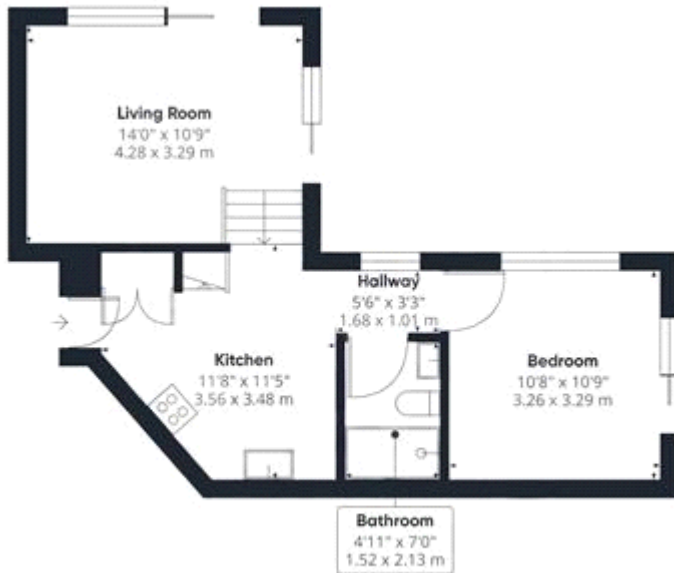


Town and Country

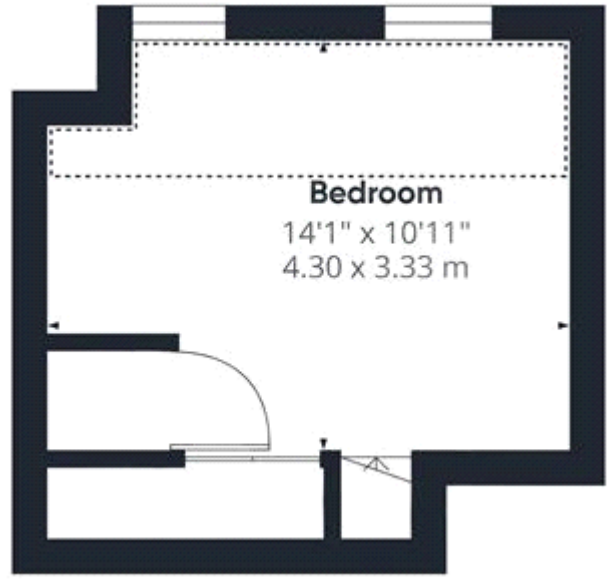


Commercial

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.



Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		
(81-91) B		
(69-80) C	79	79
(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.