



At first glance

- Car port
- Driveway
- Four bedrooms
- Large gardens
- Offered with NO onward chain
- Perfect for budding families
- Opportunity to personalise
- Woodland views

In detail

A fantastic opportunity to acquire a well-presented four bedroom detached bungalow offering driveway providing parking for multiple cars and car port, gardens to front and rear, and lovely woodland views. Offered with NO onward chain.

This property is a perfect buy for those looking to personalise a property to make it their own.

It offers comfortable and generous internal accommodation comprising; entrance hall, living room, dining room, conservatory, four bedrooms, bathroom and shower room.

Externally, there is a gated driveway to front providing parking and leading up to car port, with lawned areas to front and lawned and patio areas to front offering a great outdoor space for entertaining and relaxing.

Positioned in a perfect location for outdoor pursuits; the village of Soudley is situated only a short distance from the west bank of the river Severn and is near to the village of Newnham and small towns of Cinderford, Lydney and Coleford.

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: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains



**Entrance hall**

Utility cupboard with space and plumbing for washing machine/dryer, radiators, access to partially loft, window to side aspect.

Living room

Feature fireplace with wood burner, radiator, windows to front and side aspects.

Dining Room

Radiator, archway through to kitchen, opening through to conservatory, window to side aspect.

Conservatory

Tiled flooring, windows and doors out to the garden.

Kitchen

Fitted units at eye and base level with worktop space, sink unit with drainer, gas hob with extractor hood above, electric oven and grill, integrated dishwasher, space for fridge freezer, oil boiler, tiled flooring, space for dining table and chairs, windows to rear aspect.

Bedroom 1

Fitted wardrobes, chest of drawers and dressing table, radiator, window to front aspect.

Bedroom 2

Radiator, window to side aspect.

Bedroom 3

Radiator, window to side aspect.

Bedroom 4

Radiator, window to side aspect.

Bathroom

Bath, WC, wash hand basin, towel radiator, circular stained glass window, window to side aspect.

Shower

Shower enclosure, WC, wash hand basin, towel radiator, tiled flooring, partially tiled walls, window to side aspect.

Outside

To the front of the property, there is gated access onto the driveway which provides parking for numerous vehicles and leads up to a car port. The front garden is mainly laid to lawn and has a variety of plants and shrubs and is enclosed by a stone wall boundary. There is access through into the rear garden which is laid to both patio and lawn, offering a great space outside for relaxing. The gardens also benefit from a wood store, oil tank, block built shed for outdoor storage, greenhouse, compost area, vegetable beds, and fantastic woodland views.

Please note

There are solar panels which we have been told by the vendors are owned outright by the property.

Services

Mains water, electric, drainage connected. Oil central heating.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

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.



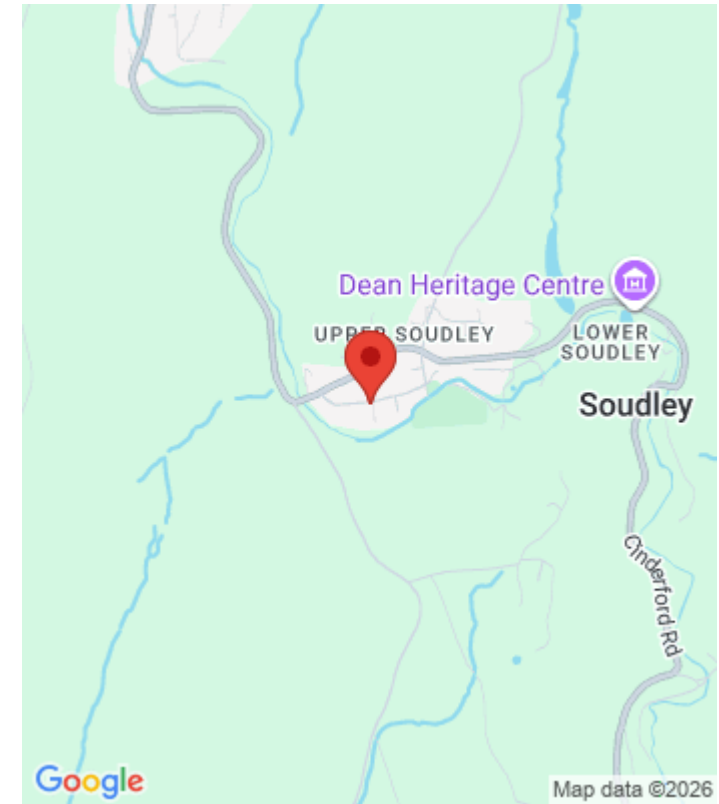


Town and Country



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/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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	58	
(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.