



At first glance

- 3 bedrooms and 1 en-suite
- Close to local amenities
- Driveway
- Ideal location
- Light and modern accommodation
- Secure, enclosed garden to rear
- Within NHBC warranty
- Pleasant outlook

In detail

A light and modern three bedroom semi-detached property offering driveway providing parking and enclosed landscaped gardens to rear, situated in an ideal town location and still within its NHBC warranty.

This property offers impeccably presented accommodation and is a fantastic option for budding families and for those looking for a low-maintenance property within walking distance to local amenities.

Internally comprising; entrance hall, lounge, kitchen/diner, utility, cloakroom, three bedrooms (one en-suite) and family bathroom. Externally, there are steps leading up to the front of the property, with parking to side and enclosed garden to rear with a lovely outlook.

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, hospital, 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 offering access to the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Carpeted flooring, stairs leading up to first floor, radiator, access through to lounge.

Lounge

w: 12' 6" x l: 15' 1" (w: 3.81m x l: 4.6m)

Windows to front and side aspects, carpeted flooring, understairs storage cupboard, radiator, access through to kitchen/diner.

Kitchen/diner

w: 10' 6" x l: 12' 4" (w: 3.2m x l: 3.76m)

Fitted units at eye and base level with worktop space, gas hob with extractor hood above, integrated dual ovens, integrated fridge freezer, 1 1/2 bowl sink unit with drainer and mixer tap, radiator, wood effect kardean flooring, access through to utility, double doors leading out to rear garden.

Utility

Fitted units with storage space, worktop space, space and plumbing for washing machine, access through to cloakroom.

Cloakroom

WC, wash hand basin, radiator, wood effect flooring.

FIRST FLOOR:

Landing

Carpeted flooring, access to three bedrooms and family bathroom.

Bedroom 1

w: 9' 10" x l: 11' 6" (w: 3m x l: 3.51m)

Window to rear aspect with wonderful views, carpeted flooring, radiator, access to en-suite.

En-suite

Window to rear aspect, WC, wash hand basin, shower enclosure, radiator, kardean flooring.

Bedroom 2

w: 8' 7" x l: 10' 5" (w: 2.62m x l: 3.18m)

Window to front aspect, radiator, carpeted flooring.

Bedroom 3

w: 6' 8" x l: 6' 10" (w: 2.03m x l: 2.08m)

Window to front aspect, radiator, carpeted flooring.

Bathroom

Window to side aspect, WC, wash hand basin, bath with shower attachment, tiled splash backs, kardean wood effect flooring, radiator, airing cupboard.

Outside

To the front of the property, there are steps leading up to the front of the property with flowers and shrubs to either side. There is a driveway to side with access through to the rear garden. The rear garden is mainly laid to lawn with a patio seating area for relaxing. The garden is enclosed by fencing and has a garden shed for outdoor storage space.

Viewings

By prior appointment with Hills.

Services

Mains water, electric, drainage and gas connected.

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

Rates

Council Tax Band: C

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



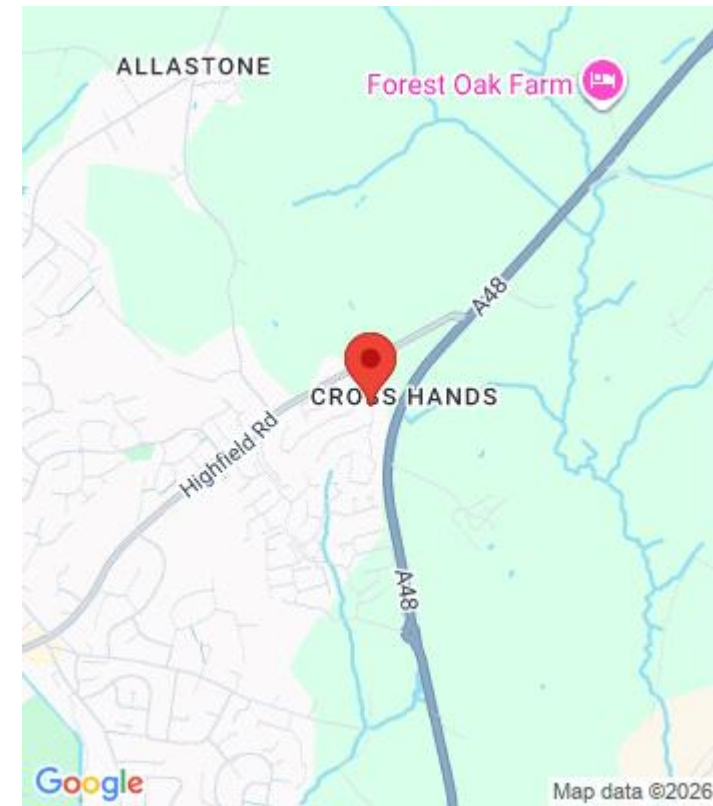
Commercial

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.



* This floor plan is for illustrative purposes only

2D FLOOR PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		96
(81-91) B	84	
(69-80) C		
(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.