



## At first glance

- 3 Bedrooms
- Highly desirable location
- Larger than average plot size
- Off-road parking
- Outbuilding
- Light and modern accommodation
- Within NHBC warranty

## In detail

A well-proportioned and stylish three bedroom semi-detached home, situated on a larger than average plot size, with additional outbuildings, parking and enclosed garden, still within its 10 year NHBC warranty.

This home has been cosmetically enhanced throughout by the current vendors to offer tasteful living accommodation. They have also acquired an additional adjoining parcel of land which enables more space for sheds, additional parking and potential for extension (subject to obtaining the necessary consents). Internally, the accommodation comprises; entrance hall, cloakroom, kitchen, storage cupboard, living room, three bedrooms and a family bathroom. Externally, there are gardens to side and rear with driveway providing parking.

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, 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

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance hall**

Radiator, storage cupboard, access to cloakroom, lounge, and kitchen/diner. Stairs leading up to first floor.

### **Cloakroom**

WC, wash hand basin, radiator.

### **Kitchen/diner**

Modern, fitted kitchen with units at eye and base level with plenty of worktop space, integrated fridge freezer, integrated dishwasher, integrated washing machine/dryer, integrated dual ovens, gas hob with extractor hood, integrated wine cooler, sink unit with mixer tap and drainer, tiled splash backs, window to side aspect, space for dining room table and chairs.

### **Lounge**

Radiator, double doors leading out to rear garden.

### **FIRST FLOOR:**

### **Bathroom**

Wash hand basin, WC, bath with shower attachment and glass screen, tiled flooring, tiled splash backs, window to rear aspect.

### **Bedroom 1**

Carpeted flooring, radiator, window to rear aspect.

### **Bedroom 2**

Carpeted flooring, radiator, window to front aspect.

### **Bedroom 3**

Carpeted flooring, radiator, window to front aspect.

### **Outside**

To the front of the property, there are two allocated parking spaces with an additional parcel of land offering further parking space if desired. The rear garden is laid to both patio and lawn, offering fantastic entertainment space outside for family and friends. There is a shed for additional outdoor storage space.

### **Services**

Mains gas, electric, water and drainage connected.

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

### **Viewings**

By prior appointment with Hills.

### **Rates**

Council Tax Band: C

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.

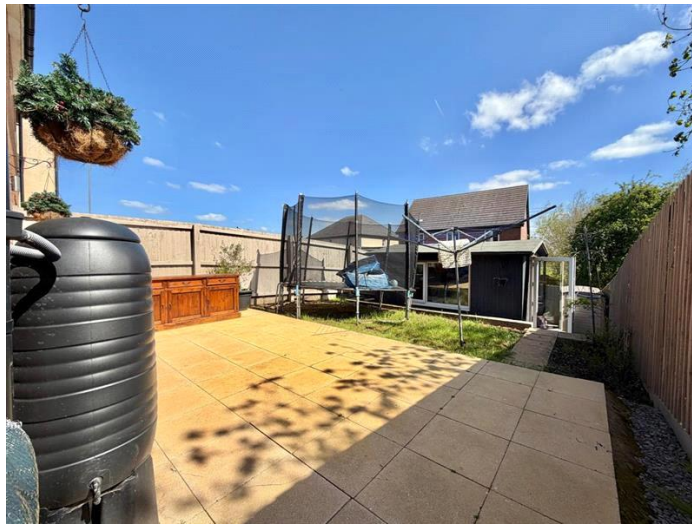
### **Money Laundering Regulations**

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.

### **Maintenance charge**

There is an annual management fee of .... (TO BE ADVISED BY VENDOR)



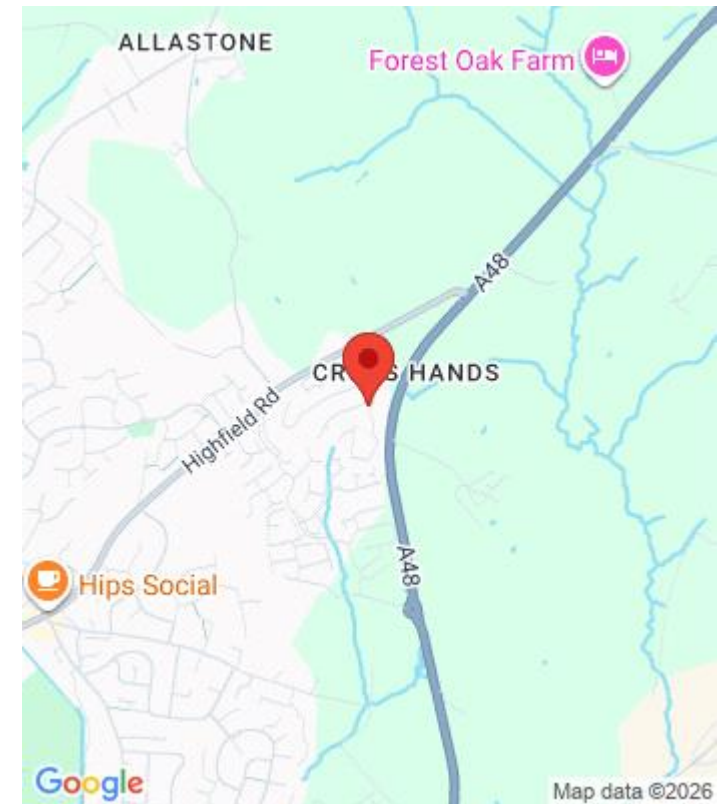
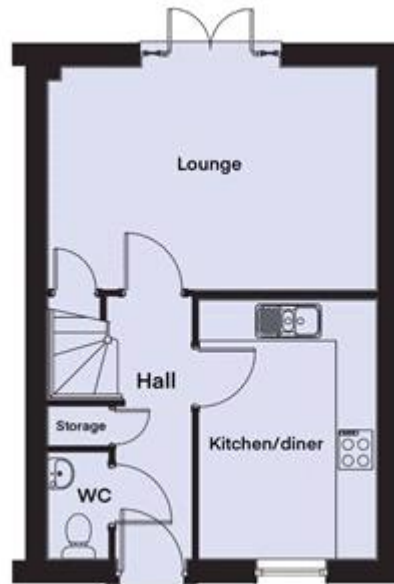
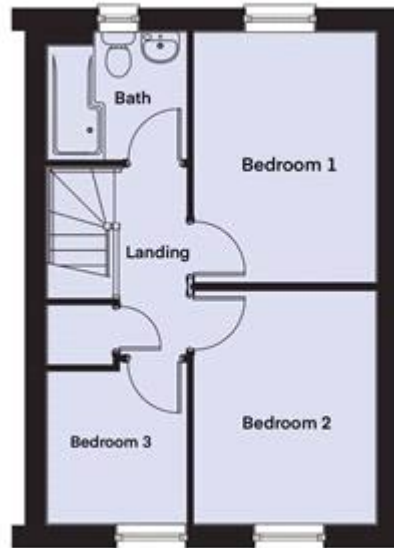


*Town and Country*



*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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			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.