



## At first glance

- 3 Bedrooms
- Close to local amenities
- Detached
- Driveway
- Offered with NO onward chain
- Secure, enclosed garden to rear
- Town location

## In detail

A well-presented three bedroom detached property offering driveway, enclosed garden to rear and with NO onward chain, situated in an ideal location close to local amenities.

This property offers generous and comfortable accommodation set over two floors. Internally, it comprises; entrance porch, entrance hall, kitchen, breakfast area, utility room, cloakroom, three bedrooms and bathroom.

Externally, there is a driveway to front and enclosed garden to rear.

Situated in 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

Parking options: Driveway

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance porch**

Door to rear, access through to entrance hall.

### **Entrance hall**

Access through to kitchen and lounge, stairs leading up to first floor.

### **Kitchen**

Fitted units at eye and base level with worktop space, sink unit with drainer, space and plumbing for washing machine, space for under counter fridge and cooker, breakfast bar unit, window to front aspect.

### **Breakfast room**

Window to front aspect, radiator, hallway with storage cupboard, access through to utility room and cloakroom.

### **Utility**

Door to outside on driveway, window to front aspect.

### **Cloakroom**

WC, wash hand basin.

### **Lounge**

Open plan layout with seating area/office space.

Radiators, windows to side and rear aspects, French doors to rear, feature fireplace with electric fire.

### **FIRST FLOOR:**

### **Landing**

Access to all bedrooms and bathroom, airing cupboard.

### **Bedroom 1**

Radiator, windows to rear aspect, built-in wardrobes.

### **Bedroom 2**

Radiator, windows to front aspect, built-in wardrobe.

### **Bedroom 3**

Radiator, window to rear aspect, built-in wardrobe.

### **Bathroom**

WC, wash hand basin with vanity unit, bath, shower enclosure, heated towel rail, window to front aspect.

### **Outside**

To the front of the property, there is a driveway providing parking for multiple vehicles. To the rear, the garden is laid to both patio and lawn and is low maintenance.

### **Services**

Mains water, electric, drainage, and gas connected.

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



*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.

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	79
(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.