



## At first glance

- 3 Bedrooms
- Countryside views
- Enclosed garden to rear
- En-suite
- Garage
- Parking
- Semi-rural location

## In detail

A well maintained, light and spacious three bedroom semi-detached property with garage, parking, and rear gardens offering fantastic forest views, situated at the end of a cul-de-sac in a popular village location, close to local amenities.

This property offers comfortable living accommodation and internally comprises; entrance hall, lounge with wood burning stove, fitted kitchen/diner, utility, cloakroom, three bedrooms (one with en-suite), and a family bathroom. Outside, the property can be accessed via a footpath and there are steps leading up to the front door. There is a side gate where you can access the rear garden, where there is a patio and gravelled area and steps leading up to a lawned area with a summer house. The rear garden has fantastic rural views of the forest and is a great space to sit outside and relax when the weather is warmer. There is a single garage which is the closest to the house in a block of four, and there is parking here.

The property is situated in a quiet, residential area with a semi-rural location, just outside of Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, 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: C (Forest of Dean District Council )

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





### **Entrance hall**

Radiator, stairs leading up to first floor, access through to lounge.

### **Lounge**

Window to front aspect, radiator, wood burning stove, under stairs storage cupboard.

### **Kitchen/diner**

A range of fitted units at eye and base level with worktop space, integrated fridge freezer, integrated washing machine, electric oven and hob, sink unit with mixer tap and drainer, wood effect laminate flooring, French doors to rear aspect providing access to outside, access through to utility.

### **Utility**

Base level cupboards, wall mounted gas combi boiler.

### **Cloakroom**

WC, wash hand basin, radiator.

### **FIRST FLOOR:**

### **Landing**

Built in storage cupboards, access to loft space, access to bedrooms and family bathroom.

### **Bedroom 1**

Window to front aspect, radiator, built in double wardrobe with mirrored sliding doors, access to en-suite.

### **En-suite**

Double shower enclosure, WC, wash hand basin, radiator.

### **Bedroom 2**

Window to rear aspect, built in wardrobe with sliding mirrored doors, radiator.

### **Bedroom 3**

Window to rear aspect, radiator.

### **Bathroom**

Bath with shower head over, WC, wash hand basin, window to front aspect, radiator.

### **Outside**

The property can be accessed via a footpath and there are steps leading up to the front door. There is a side gate where you can access the rear garden, where there is a patio and gravelled area and steps leading up to a lawned area with a summer house. The rear garden has fantastic rural views of the forest and is a great space to sit outside and relax when the weather is warmer.

There is a single garage which is the closest to the house in a block of four, and there is parking here.

### **Services**

Mains gas, electric, water and drainage connected.

\*\* The services and 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.

**Service Charge**

Please note there is a service charge applicable.





*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.



Floor 0



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	81
(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.