



At first glance

- 3 Bedrooms
- Close to local amenities in Cinderford town
- Driveway
- Garage
- Ideal location
- Low maintenance garden
- Secure, enclosed garden to rear

In detail

A well-presented three bedroom semi-detached property offering driveway, garage and enclosed garden to rear, situated in an ideal location close to local amenities.

This property is ideal for first-time buyers and offers comfortable accommodation which the vendors have added modern touches to.

Internally the property comprises; entrance hall, lounge, kitchen, three bedrooms and a family bathroom. Externally, there is a driveway with garage behind, lawned area to front and gravelled and patio areas to rear.

The property is situated in a quiet, residential area within 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

Access through to lounge and kitchen/diner, storage cupboard, stairs leading up to first floor.

Kitchen

Fitted units at eye and base level, induction hob, integrated oven, space and plumbing for washing machine, sink unit with drainer, space for under counter fridge, tiled flooring, window to front aspect, space for dining table and chairs.

Lounge

Feature fireplace, wood effect flooring, radiators, window and French doors to rear aspect.

FIRST FLOOR:

Landing

Access to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect, storage cupboard.

Bedroom 2

Carpeted flooring, radiator, window to front aspect, storage cupboard.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bathroom

Bath with shower, WC, wash hand basin, window to front aspect, fully tiled.

Outside

To the front of the property, there is a driveway providing parking with garage behind. There is lawned area to the side, and a pathway leads you around the house and into the rear garden.

The rear garden is low maintenance and laid to patio and gravel, and is enclosed by fencing.

Services

Mains water, electric, drainage and gas 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 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		85
(55-68)	D	70	
(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.