



At first glance

- 3/4 bedrooms
- Bungalow
- Close to countryside walks
- Low maintenance garden
- No Onward Chain
- Walking distance to a pub/restaurant
- 6.6miles from Chepstow

In detail

A spacious three bedroom detached bungalow with large gated driveway, low maintenance gardens and a rural outlook, situated in a convenient and ideal location. Offered with NO onward chain.

The property offers comfortable and well-presented accommodation, internally comprising: entrance hall, three double bedrooms, open plan kitchen/diner, lounge, and bathroom. Externally, there is a large driveway and low- maintenance wrap around gardens.

The village of Alvington benefits from its own village hall, church, pubs/restaurants, convenience store, and petrol station. Lydney town (approximately 2 miles away) offers a wide range of facilities including a variety of shops, banks, buildings societies and supermarkets, as well as a sports centre, golf course, hospital, doctors surgeries, train station, primary and secondary schools.

A wider range of facilities are also available throughout the Forest of Dean including 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 for access onto the M5 and the Midlands.

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

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Septic Tank





Entrance hall

Access through to two bedrooms and kitchen/diner.

Bedroom 1

Carpeted flooring, radiator, windows to side and front aspects.

Bedroom 2

Carpeted flooring, radiator, windows to side and front aspects.

Kitchen/diner

Open plan layout.

Fitted units at eye and base level with worktop space, integrated ovens, induction hob, space for freestanding American style fridge freezer, space and plumbing for dishwasher and washing machine, sink unit with drainer, space for dining table and chairs, radiator, wood-effect flooring, windows to side aspects, door to outside.

Hall

Access to lounge, bathroom and bedroom.

Lounge

Wood-effect flooring, radiator, feature fireplace, window to side aspect, French doors to rear.

Bathroom

Bath with shower, WC, wash hand basin with vanity unit, storage cupboard, airing cupboard, tiled flooring, tiled splash backs, window to side aspect.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Outside

To the front of the property, there is gated access through to the driveway where there is ample space for parking multiple vehicles. There is a gravelled area to the side of the property which leads around to the rear garden. The rear garden is laid to patio and is low maintenance, offering fantastic seating space outside.

** Please note, there is access to the property from the front, side and rear. **

Services

Mains water and electric connected. Shared septic tank. Oil central heating.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

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.





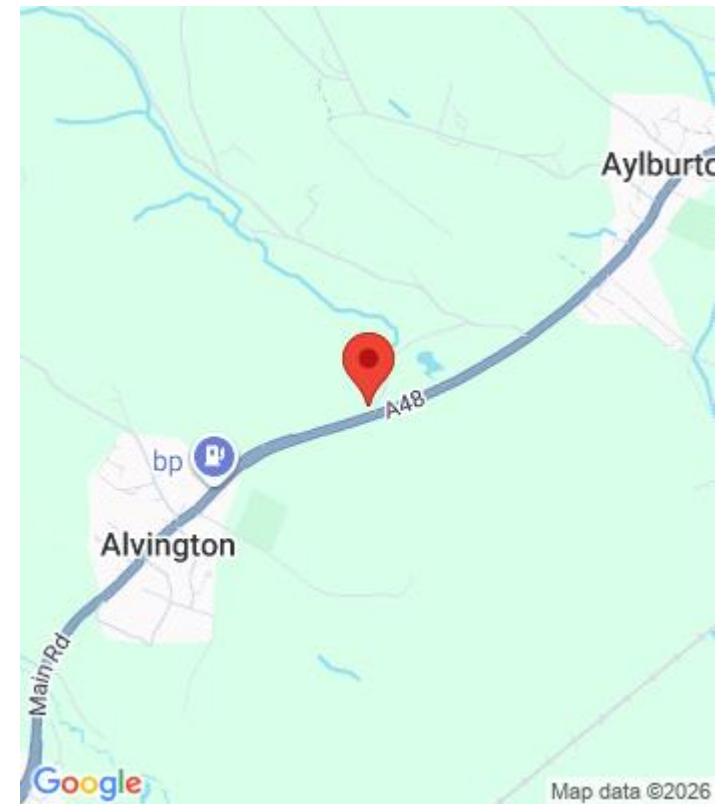
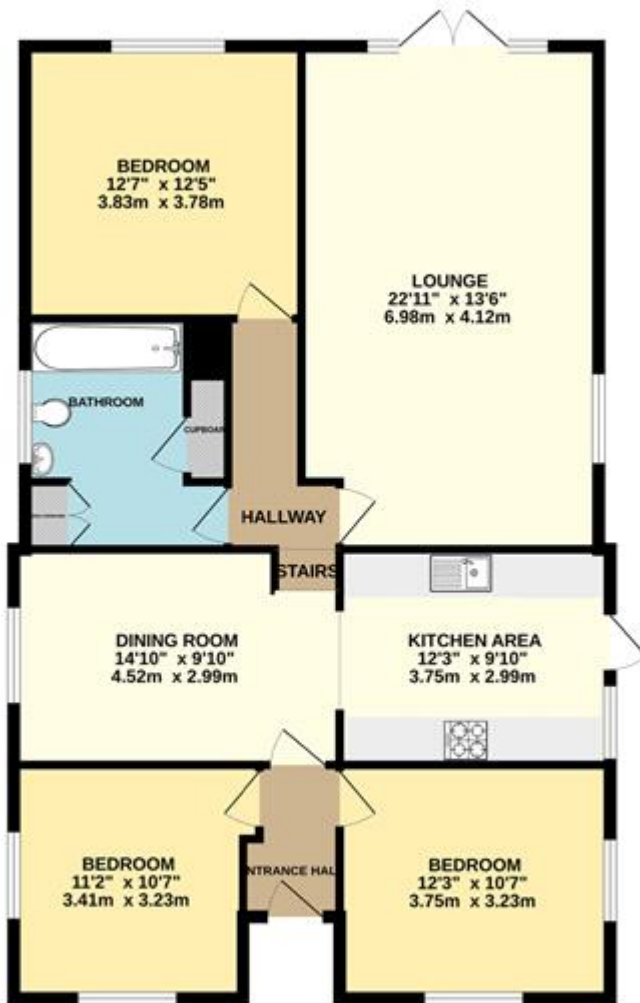
Town and Country



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/fittings 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
1131 sq.ft. (105.0 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		
(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.