



At first glance

- 4 bedrooms
- Close to local amenities
- Detached
- Driveway and Garage
- Highly desirable location
- Offered with NO onward chain
- Opportunity to personalise
- Spacious accommodation

In detail

A light and spacious "corner plot" four bedroom detached property which offers driveway, gardens to front and rear, garage and being situated in a well-sought after cul-de-sac position within Woolaston village and offered with NO onward chain.

This property is perfect for those looking to find their new family home. Internally, it offers comfortable and generous accommodation with the opportunity to personalise to suit one's individual wants and needs.

It comprises; entrance porch, entrance hall, integral garage, lounge, dining room, cloakroom, kitchen, four bedrooms and bathroom. Externally, there is a driveway, lawned front gardens and enclosed gardens to rear laid to both patio and lawn with plenty of space outside for storage, relaxing and entertaining.

Located in the well sought after village of Woolaston, this property is close to local amenities, to include; shop with post office, primary school, community centre, sports field with children's play area and two public houses. Woolaston is situated on the A48 which is close to both market towns of Chepstow and Lydney, offering a range of further facilities, to include; supermarkets, primary and secondary schools, restaurants, shops, hairdressers, public houses, hospitals, doctors surgeries, banks and more.

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 for access onto the M5 and the Midlands.

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

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





Entrance porch

Access through to entrance hall.

Entrance hall

Access through to lounge, dining room, cloakroom, kitchen and integral access to garage, stairs leading up to first floor.

Lounge

Carpeted flooring, feature fireplace with gas fire, radiators, sliding doors through to conservatory.

**** Please note, gas fire runs off LPG gas ****

Conservatory

Windows to side and rear aspects, sliding doors out to garden, wood-effect flooring.

Dining Room

Carpeted flooring, radiator, window to rear aspect.

Cloakroom

WC, wash hand basin, half tiled walls, wood-effect flooring, window to side aspect.

Kitchen

Fitted units at eye and base level with worktop space, space for freestanding cooker, space for freestanding fridge freezer, space and plumbing for washing machine, wood-effect flooring, window to front aspect, door to outside.

FIRST FLOOR:

Landing

Access to all bedrooms and bathroom, airing cupboard.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect, built-in wardrobe.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect, built-in wardrobe.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Bedroom 4

Carpeted flooring, radiator, window to front aspect.

Bathroom

Walk-in shower with glass screen, WC, wash hand basin with vanity unit underneath, tiled walls, wood-effect flooring, storage cupboard, window to front aspect.

Outside

To the front of the property, there is a driveway providing parking for multiple cars with garage behind offering access via up and over door. There is a lawned area to the side of the driveway which is well-maintained.

There is side access which has an outdoor shed for storage and greenhouse, which leads around to the rear patio area. There are steps leading up to the rear garden which is laid to lawn and has a variety of shrubs, bushes and trees, and is enclosed by fencing.

Services

Mains water, drainage and electric connected. Oil central heating. LPG gas for fire.

**** 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 time.



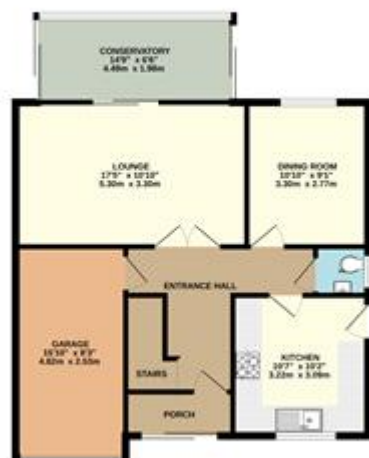
Town and Country



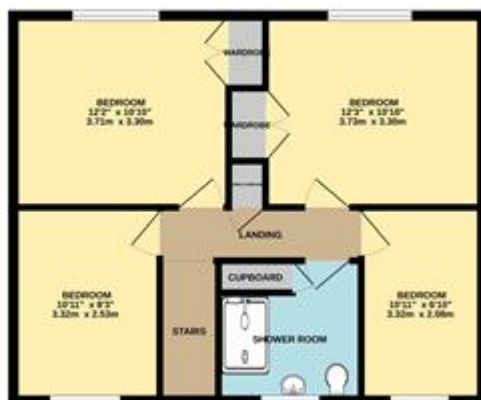
Commercial

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.

GROUND FLOOR
772 sq. ft. (71.8 sq.m.) approx.



1ST FLOOR
576 sq. ft. (53.5 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	74
(39-54)	E	59
(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.