



At first glance

- 4 Bedrooms - 1 En-suite
- Close to local amenities
- Driveway
- Garage
- Light and modern accommodation
- Open plan kitchen/dining room with access to rear garden
- Secure, enclosed garden to rear
- Town location
- Open rear views

In detail

A beautifully presented and light four bedroom detached property offering driveway providing parking, outbuildings for outdoor storage, and well-maintained rear garden, situated in an ideal town location close to local amenities.

This property is the perfect family home for those looking to find a property they can move into straight away. The current vendors have tastefully decorated and modernised the property, offering comfortable and generous accommodation.

Internally, the property comprises; entrance hall, living room, utility room, cloakroom, kitchen/diner, four bedrooms (one with en-suite) and a bathroom.

Externally, there is a driveway providing parking for multiple vehicles, 1/2 garage, side access around to the rear garden which is enclosed and laid to lawn, patio and decking, and steps then lead down to an outbuilding for storage space.

Situated on the edge of 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: D (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to living room, cloakroom and kitchen/diner, stairs leading up to first floor.

Living room

Carpeted flooring, radiator, bespoke media wall, window to front aspect.

Cloakroom

WC, wash hand basin with vanity unit underneath, radiator, tiled flooring.

Kitchen/diner

Open plan kitchen/diner layout.

Fitted units at eye and base level with worktop space, integrated appliances to include; oven, microwave and dishwasher, induction hob with extractor hood above, sink unit with drainer, space for freestanding American-style fridge freezer, windows to rear aspect, space for dining table and chairs, wood-effect flooring, French doors to rear garden.

Utility

Units at base level with worktop space, space and plumbing for washing machine and tumble dryer, sink unit with drainer, wall mounted gas boiler, tiled flooring, door to side.

FIRST FLOOR:

Master bedroom

Carpeted flooring, window to front aspect, radiator, built-in wardrobes, access to en-suite.

En-suite

Shower enclosure, WC, wash hand basin with vanity unit underneath, window to front aspect, tiled flooring, tiled splash backs.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Bedroom 4

Carpeted flooring, radiator, window to rear aspect.

Bathroom

WC, bath with shower head and attachment, "His and Hers" wash hand basin with vanity unit underneath, heated towel rail, tiled flooring, tiled splash backs, window to rear aspect.

Outside

To the front of the property, there is a driveway providing parking for multiple vehicles with a gravelled area to side.

There is side access to the rear garden, which is laid to lawn, patio and decking and is well-maintained. There are steps leading down to an substantial outbuilding providing outdoor storage space.

Viewings

By prior appointment with Hills.

Services

Mains water, electric, gas and drainage connected.

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

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.

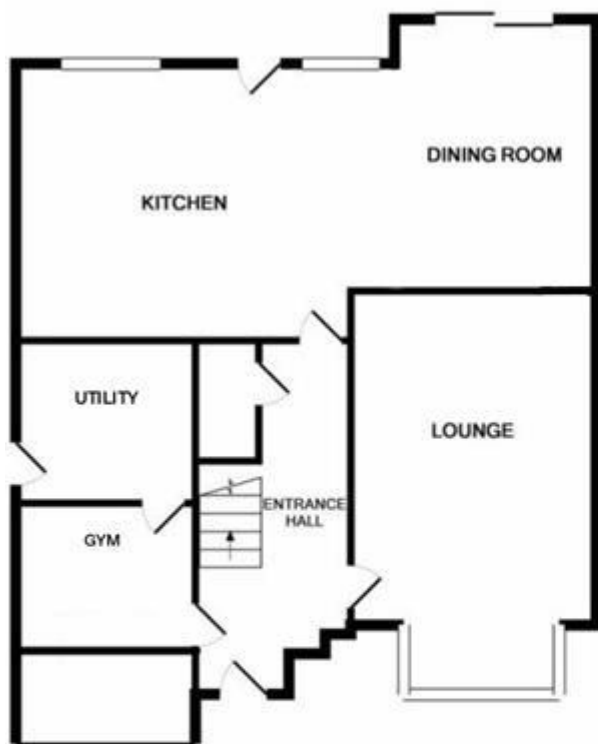


Town and Country



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



1ST FLOOR

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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.