



Abbots View, Cinderford
OIRO £500,000

4 bedroom detached house for sale | Freehold

At first glance

- 2 bathrooms
- 4 bedrooms
- Close to local amenities
- Driveway
- Fantastic views
- Highly desirable location
- Integral garage
- Wrap around garden

In detail

A well-presented and spacious four bedroom detached property offering driveway providing parking for multiple vehicles, wrap around gardens, and wonderful surrounding views, situated in a well-sought after area.

This property is perfect for those looking for their next family home. Offering generous living accommodation, the property comprises; entrance hall, bathroom, kitchen diner, two ground floor bedrooms, integral garage, first floor lounge, two further bedrooms and a further bathroom.

Externally, there is a driveway with ample parking space with access to the garage via up and over door, and the gardens wrap around the property and offer wonderful views.

The property is situated in a quiet, residential area on the outskirts 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: E (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, laminate flooring, stairs leading to both lower and upper floors, storage cupboards.

Bathroom

WC, wash hand basin with vanity unit underneath, bath with shower and rainfall head attachments, window to front aspect, heated towel rail, porcelain tiled flooring, extractor fan.

Master bedroom

Windows to rear and side aspects, carpeted flooring, radiator.

Bedroom 4

Window to rear aspect, carpeted flooring, radiator.

Garage

The garage is integral. Electric up and over double garage door, window to side aspect, wall-mounted Worcester gas combi-boiler, useful utility area.

LOWER GROUND FLOOR

Kitchen/diner

Fitted units at eye and base level with worktop space, integrated appliances to include; a Zanussi double oven and a Hotpoint five-ring gas hob with extractor hood above, space for fridge/freezer and dishwasher, radiators, laminate flooring, windows to front and side aspects, bi-fold doors out to garden.

FIRST FLOOR:

Living room

Sliding doors opening to metal-framed balcony offering wonderful forest views, windows to front and rear aspects, carpeted flooring, radiators.

Landing

Carpeted flooring, storage cupboard.

Bedroom 2

Window to front aspect, radiator, carpeted flooring, built-in wardrobes.

Bedroom 3

Window to side aspect, radiator, carpeted flooring, built-in wardrobe, access to loft.

Bathroom

WC, wash hand basin, bath with shower attachment, fully tiled walls, heated towel rail, vinyl tile-effect flooring, window to side aspect.

Outside

To the front of the property, there is a driveway providing ample parking for multiple vehicles, with access to the garage. The gardens wrap around the property and are laid mainly to lawn with a raised patio area and decked seating area; perfect for outdoor entertainment. There is a shed for outdoor storage and the gardens benefit from wonderful surrounding views.

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: E

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.

Please note

Some of the pictures have been artificially enhanced using AI



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1769 ft²
 164.2 m²

Balconies and terraces
 87 ft²
 8.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFESHO.



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		
	75	80
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.