



St. Whites Road, Cinderford
OIRO £260,000

3 bedroom terraced house for sale | Freehold

At first glance

- 3 Bedrooms
- Close to local amenities
- Large garden to rear
- Off-road parking
- Outbuilding
- Town location
- Close to cycle trails
- "A" band council tax rating

In detail

A well-presented three bedroom mid-terraced property with off-road parking, outbuilding and large garden to rear, situated in a town location close to local amenities.

This property offers comfortable and generous accommodation set over two floors. Internally, it comprises; entrance hall, lounge, dining room, kitchen, utility space, three bedrooms and a bathroom.

Externally, there is a right of way over the neighbouring property's driveway providing access into the rear of the property where there is parking space, a large outbuilding and large gardens with a variety of plants, shrubs and trees.

The property is situated 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: A (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Access through to lounge, dining room and utility room, storage cupboard, stairs leading up to first floor.

Lounge

Feature fireplace with log burner, radiator, window to front aspect.

Dining Room

Tiled flooring, radiator, opening to kitchen.

Kitchen

Fitted units at base level with worktop space, space for freestanding cooker, space and plumbing for washing machine, sink unit with drainer, space for freestanding fridge freezer, tiled splash backs, tiled flooring, wall-mounted boiler, window to rear aspect.

Utility

Space for tumble dryer, radiator, tiled flooring, window to rear aspect, door to outside.

FIRST FLOOR:

Landing

Access to all bedrooms and bathrooms.

Bedroom 1

Wooden flooring, radiator, window to front aspect.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, window to front aspect.

Bathroom

WC, wash hand basin, shower enclosure, bath, window to rear aspect, tiled splash backs.

Outside

To the front of the property, there is a small garden laid to patio and gravel.

There is vehicular access over the neighbouring property's driveway, where you will find your own driveway providing parking and a large outbuilding which could be utilised as a garage or workshop space.

The rear garden is extensive, and is laid to patio, lawn and gravel and offers plenty of space outside for relaxing and entertaining. There are a variety of shrubs, trees and bushes and the garden is enclosed.

Services

Mains water, electric, drainage and gas connected.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: A

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



The property has a right of way over a neighbouring property (neighbour to lefthand side as you look at the front). The neighbour to the right hand side of the property, then has a right of way also.

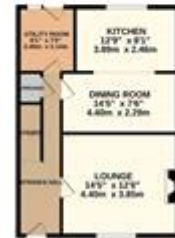
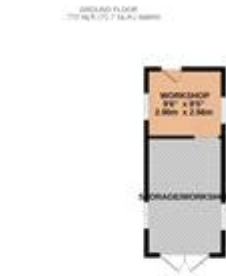


Town and Country

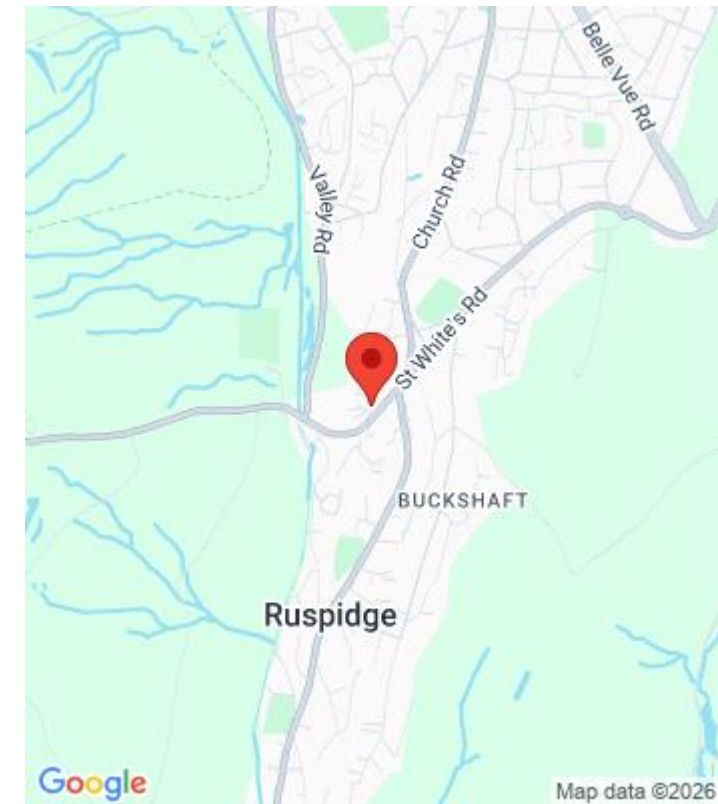


Commercial

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.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A	69	80
(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.