



At first glance

- Close to local amenities
- Gardens to front and rear
- No Onward Chain
- Off-road parking
- Perfect for first time buyers
- Recently modernised
- Town location
- Kitchen island with seating for four
- PV solar panels and Feed-in Tariff
- 3 Bedrooms

In detail

2.5kW PV solar panels with Feed-in Tariff income at 76.90p per kWh generated, plus export tariff. - A light and spacious three bedroom mid-terraced property offering off-road parking, and low-maintenance gardens to front and rear, situated in an ideal location close to local amenities. Offered with NO onward chain.

This property is the perfect buy for first-time buyers. Offering comfortable and recently modernised accommodation, this property comprises; an entrance hall, kitchen with island and seating for four, open-plan dining/living room, utility room, ground-floor cloakroom/WC, three first-floor bedrooms and a bathroom with bath and shower.

Externally, there are gardens to front and rear which are low-maintenance, and there is parking to the rear.

Please note, the property is further enhanced by a 2.5kW PV solar panel system, which benefits from a Feed-in Tariff arrangement with approximately 10 years remaining on the original 25-year contract. The Feed-in Tariff is paid to the property owner currently at 76.90p per kWh generated, plus an export tariff of approximately 6p per kWh. As the meter is positioned before the consumer unit, the occupier also benefits from all the free electricity generated by the system. Based on the remaining term and future Feed-in Tariff increases, this represents a valuable additional income stream, potentially worth in the region of £20,000 over the remaining period.

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

Tenure: Freehold

Garden details: Front Garden, Rear Garden

Electricity supply: Mains, Solar

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Radiator, understairs storage space, stairs leading up to first floor, access to kitchen, lounge and cloakroom.

Cloakroom

WC, wash hand basin, wood-effect flooring.

Kitchen

w: 9' 4" x l: 10' 9" (w: 2.84m x l: 3.28m)

Fitted units at eye and base level with worktop space, integrated oven, induction hob with extractor hood above, sink unit with mixer tap and drainer, integrated undercounter fridge, integrated washing machine, wood-effect flooring, window to front aspect, opening to lounge/diner.

Lounge/diner

w: 12' 6" x l: 19' 8" (w: 3.81m x l: 5.99m)

Dining area:

Wood-effect flooring, radiator, rear doors to outside.

Lounge area:

Carpeted flooring, window to rear aspect, radiator.

FIRST FLOOR:

Bedroom 1

w: 9' 6" x l: 16' (w: 2.9m x l: 4.88m)

Carpeted flooring, radiator, window.

Bedroom 2

w: 10' x l: 12' 7" (w: 3.05m x l: 3.84m)

Carpeted flooring, radiator, window.

Bedroom 3

Carpeted flooring, radiator, window.

Bathroom

WC, wash hand basin with vanity unit underneath, bath with shower attachment and rainfall shower head, wood-effect flooring.

Outside

To the front of the property, there is a pathway leading to the front door with lawn either side. To the rear, the garden is laid to patio and lawn and offers a low-maintenance space outside.

There is parking to the rear.

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: B

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 benefits from a 2.5kw solar panel system - around 10 years left on contract. Please contact agents for more information.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	85
(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.