



At first glance

- 3 bedrooms and 1 en-suite
- Close to local amenities
- Driveway
- Enclosed garden to rear
- Garage
- light accommodation
- Woodland views

In detail

A light and spacious three bedroom semi-detached property offering driveway providing parking, garage with power and lighting supply and enclosed garden to rear with wonderful woodland views, situated in an ideal location close to local amenities.

This property is perfect for first-time buyers and offers comfortable accommodation comprising; entrance hall, lounge, kitchen/diner, utility space, cloakroom, three bedrooms (one with en-suite) and bathroom.

Externally, there is a driveway to the side providing parking with garage behind, and an enclosed garden laid out both patio and decking, offering fantastic space outside to sit and relax with wonderful woodland views beyond.

The property is situated in a quiet, residential area with a semi-rural location, just outside 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: C (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

Access through to lounge, stairs leading up to first floor.

Lounge

Carpeted flooring, radiator, window to front aspect, storage cupboard, access through to kitchen/diner.

Kitchen/diner

Fitted units at eye and base level, integrated oven with hob and extractor hood above, sink unit with drainer, space and plumbing for washing machine, space for freestanding fridge freezer, tiled flooring, space for dining table and chairs, radiator, opening to utility space, French doors leading out to rear garden.

Utility

Fitted units at eye and base level with worktop space, space for tumble dryer, tiled flooring, access through to cloakroom.

Cloakroom

WC, wash hand basin, tiled flooring, radiator.

FIRST FLOOR:

Landing

Carpeted flooring, airing cupboard, access to all three bedrooms and bathroom.

Bedroom 1

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

En-suite

WC, wash hand basin, shower enclosure, tiled splash backs, tile effect flooring.

Bedroom 2

Carpeted flooring, radiator, window to rear aspect.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bathroom

Bath with shower attachment, WC, wash hand basin, tiled splash backs, tiled flooring, window to front aspect.

Outside

To the front of the property, there is a pathway to the entrance, a driveway providing parking and a garage behind with power and lighting supply. There is side access to the rear, where the garden is laid to patio and decking and offers fantastic space outside to sit and relax. There are wonderful forest views to the rear.

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: C

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.



Maintenance charge
£211.49 per annum (2026-2027)





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.



TOTAL FLOOR AREA: 984 sq ft, (91.4 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(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.