



At first glance

- 2 allocated parking spaces
- 3 bedrooms and 1 en-suite
- Close to local amenities
- Enclosed garden to rear
- Ideal location
- Light and modern accommodation
- Walking distance from Town
- Within NHBC warranty

In detail

A well-presented and light three bedroom semi-detached property offering two parking spaces to front and enclosed rear garden, situated in an ideal location close to Lydney's local amenities. Still within NHBC warranty period.

This property is perfect for budding families or professional couples, and offers comfortable accommodation set over two floors.

Internally, it comprises; entrance hall, cloakroom, kitchen/diner, lounge, three bedrooms (one with en-suite) and bathroom.

Externally, there is parking to the front, side access around the property and into the rear garden which is laid to both patio and lawn.

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, hospital, 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 for access onto the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

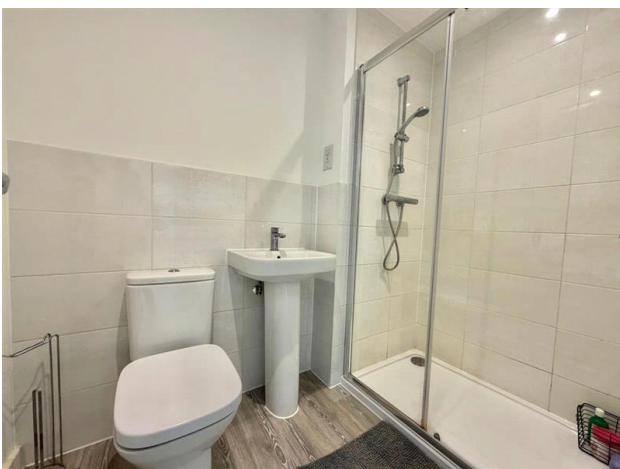
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Wood-effect flooring, storage cupboard, stairs leading up to first floor, radiator, access through to cloakroom, kitchen/diner and lounge.

Cloakroom

Wood-effect flooring, WC, wash hand basin, window to front aspect.

Kitchen/diner

Fitted units at eye and base level with worktop space, integrated oven with gas hob and extractor hood above, integrated fridge freezer, washing machine and dishwasher, sink unit with drainer, wood-effect flooring, space for dining table and chairs, window to front aspect, radiator.

Lounge

Carpeted flooring, radiator, window to rear aspect, French doors to rear garden.

FIRST FLOOR:

Landing

Carpeted flooring, access to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect, access to en-suite.

En-suite

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

Bedroom 2

Carpeted flooring, radiator, window to front aspect.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bathroom

WC, wash hand basin, bath, wood-effect flooring, tiled splash backs, window to front aspect.

Outside

To the front there are two parking spaces and there is side access around to the rear garden. The rear garden is laid to patio and lawn and is enclosed.

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: 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.

Please note

There is an estimated estate management fee of 275 in relation to the upkeep of the Estate and associated.

Vehicle parking

The two spaces in headline picture with a silver Lexus and a blue Seat.





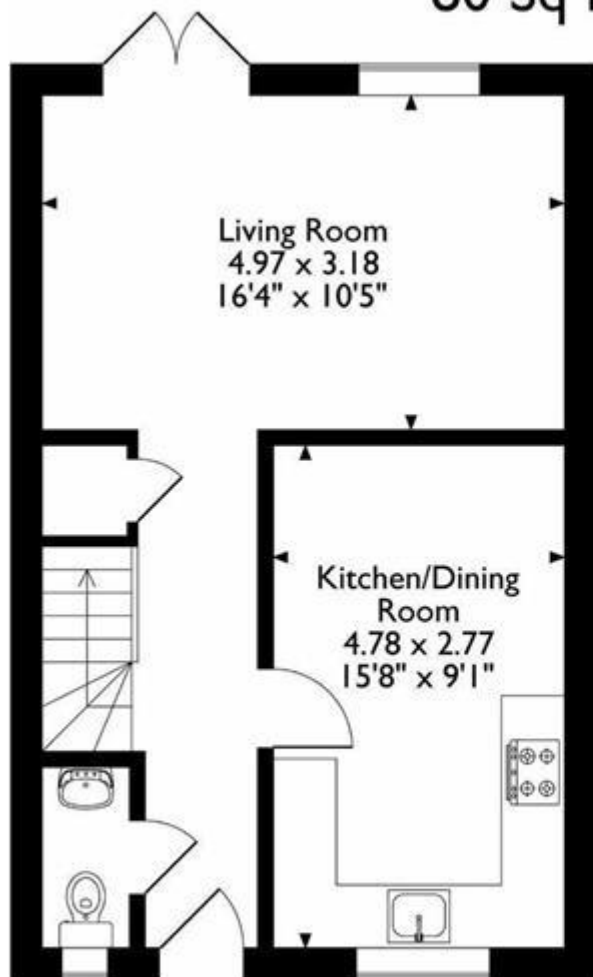
Town and Country



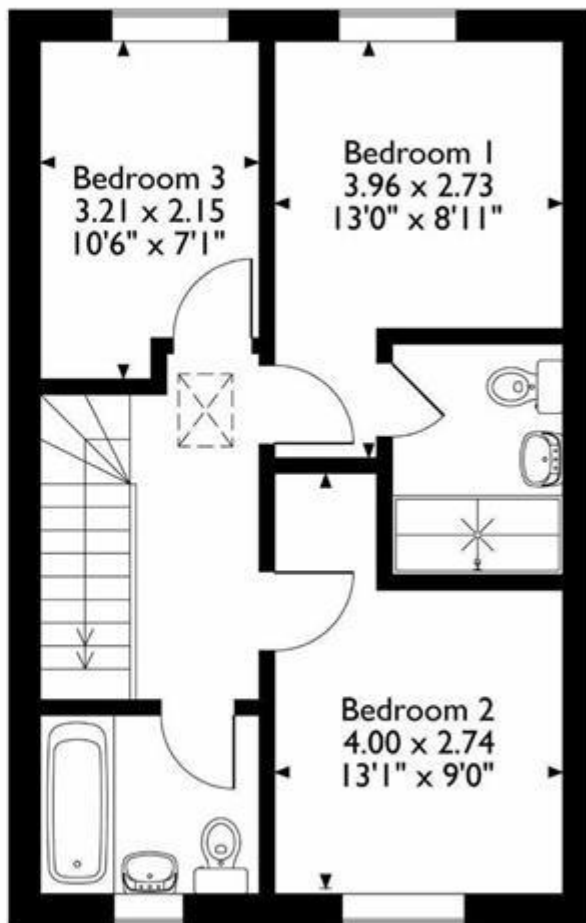
Commercial

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.

Approximate Gross Internal Area 80 Sq M/862 Sq Ft

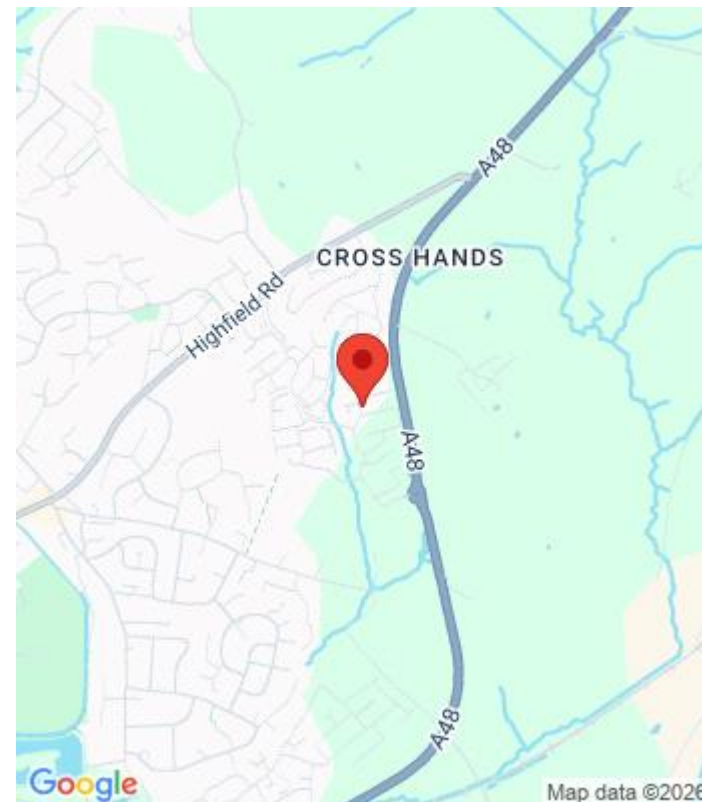


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(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.