



At first glance

- 2/3 bedrooms
- Close to village amenities
- Driveway
- Large garden to rear
- Period Features
- Village location
- Recently decorated

In detail

A two/three bedroom, three storey semi detached house offering characterful features throughout, large garden, off-road parking and NO onward chain. Situated in the village of Littledean and walking distance from local amenities.

The property comprises; kitchen/diner, living room, two bedrooms, a office/dressing room/bedroom and a bathroom.

The village of Littledean has a range of amenities which include, shops, post office, butchers, fish and chip shop, hairdresser, garage, public house, church, primary school and a bus service to Gloucester and surrounding areas. The market town of Cinderford is approximately one and a half miles distance where there are a further range of facilities.

A wider range of facilities are 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
Parking options: Driveway, Off Street
Garden details: Private Garden





Services

Mains gas, water, electric and drainage. All interested parties will make their own enquiry's.

Money Laundering Regulations

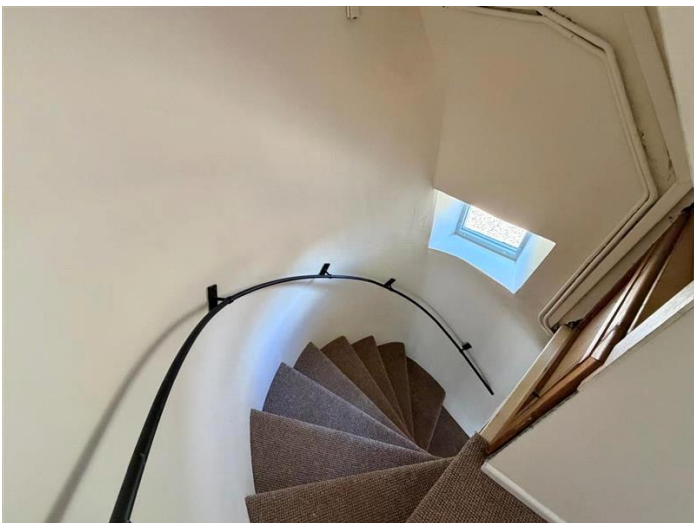
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Viewings

Strictly by prior appointment with Hills.

Please note

A neighbouring property has a pedestrian right of way across this property.



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: 896 sq ft (83.2 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		
(55-68) D	65	76
(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.