



At first glance

- Downstairs Cloakroom
- EV charging point
- Low maintenance garden
- Off-road parking
- Two bedroom (one En-suite)
- No Onward Chain

In detail

A well maintained mid terraced two double bedroom home with two car parking spaces and a low maintenance rear garden. Offered with NO onward chain.

Internally the property comprises; Hallway, cloakroom, Living room, kitchen, two bedrooms (one-en-suite) and a bathroom.

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 offering access to the M5 and the Midlands.

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

Tenure: Freehold

Parking options: EV Charging, Off Street

Garden details: Private Garden





Entrance hall

Wood effect flooring, radiator, stairs to first floor, door to lounge & cloakroom.

Living room

Window to front aspect, wood effect flooring, radiator, under-stairs storage, door to kitchen/diner.

Kitchen/diner

A range of fitted units at eye and base level with worktop space, space and plumbing for dishwasher, space for fridge/freezer, space and plumbing for automatic washing machine, built-in electric oven, four burner gas hob with extractor over, wall cupboard housing gas combination central heating boiler, radiator, French doors leading to rear garden.

FIRST FLOOR:

Landing

Loft access and storage cupboard.

Bedroom 1

Window to front aspect, carpeted flooring, radiator, door to en-suite.

En-suite

Shower enclosure with glazed shower door, WC, wash hand basin, radiator, window to front aspect, extractor fan.

Bedroom 2

Window to rear aspect, carpeted flooring, radiator.

Bathroom

Wood-effect flooring, bath, wash hand basin, WC, radiator.

Outside

Two vehicle parking spaces to front with fitted EV charger. To the rear, there is a low maintenance garden laid to lawn with a small patio area.

Services

Mains gas, electric, water and drainage connected.

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

Service Charge

There is a annual service charge in relation to the maintenance of the estate.

Money Laundering Regulations

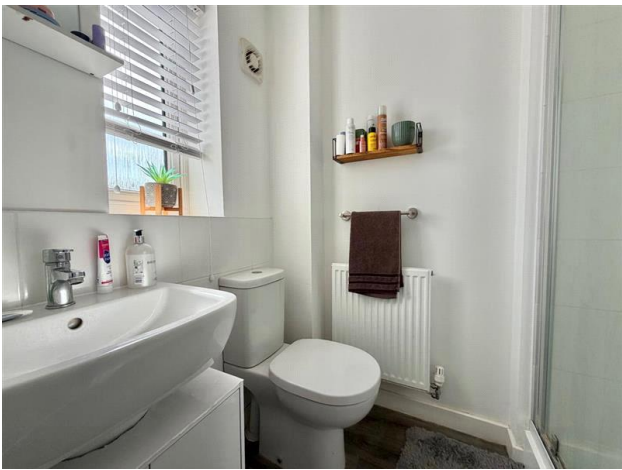
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Water Rates

Severn Trent TBC.

Rates

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.





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.

Ground and 1st Floor



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(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.