



At first glance

- 3 Bedrooms
- Close to local amenities
- Detached
- Garage
- Highly desired location
- No Onward Chain
- Scope for personalisation
- Double car port

In detail

A spacious three bedroom detached bungalow offering driveway with garage and double carport, and extensive gardens to front and rear, situated in an ideal location close to local amenities and offered with NO onward chain.

This property is perfect for those looking to move to a bungalow and those who want to put their own personal stamp on their new home. Offering comfortable and generous accommodation, internally it comprises; entrance hall, three double bedrooms, lounge/diner, kitchen, utility room, bathroom and cloakroom.

Externally, there is a gated driveway leading up to the property which provides parking and turning space for multiple vehicles and also benefits from having a single car garage and double carport. The gardens are mainly laid to lawn and patio, and are to front and rear aspects and provide ample space outside for relaxing and entertaining.

Situated on the edge of Lydney, with Forest walks circa four minutes away from the door, 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, 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: E (Forest of Dean District Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Porch

Access through to entrance hall.

Entrance hall

Access through to all three bedrooms, bathroom, kitchen and lounge/diner.

Lounge/diner

Open plan layout.

Dining room area:

Carpeted flooring, window to side aspect.

Lounge area:

Windows to side and front aspects, carpeted flooring, French doors to garden, feature fireplace.

Kitchen

Fitted units at eye and base level with worktop space, tiled splash backs, sink unit with drainer, space for cooker and fridge freezer, window to rear aspect, door to rear garden, access through to utility room, wood-effect flooring.

Utility

Wall-mounted boiler, worktop space, space and plumbing for washing machine and tumble dryer, tiled splash backs, windows to rear and side aspects, access through to cloakroom, door to outside.

Cloakroom

WC, wash hand basin, part-tiled walls, window to front aspect.

Bedroom 1

Double bedroom with window to rear aspect, carpeted flooring, built-in wardrobes.

Bedroom 2

Double bedroom with window to front aspect, carpeted flooring.

Bedroom 3

Double bedroom with window to front aspect, carpeted flooring.

Bathroom

WC, wash hand basin, bath, part-tiled walls, window to rear aspect.

Outside

To the front of the property, there is a gated driveway which provides access to the bungalow and leads up to a parking and turning area which provides space for multiple vehicles with a single car garage and double carport.

There are front and rear gardens to the property which are mainly laid to lawn and patio, offering mature hedging and a variety of plants and shrubs, with a greenhouse for those interested in growing their own produce.

Services

Mains water, electric, gas and drainage connected.

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

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: E

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.



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/fitings 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 FLOOR
1617 sq.ft. (150.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	77
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.