



At first glance

- 3 Bedrooms
- Close to local amenities
- Detached
- Driveway
- Enclosed garden to rear
- Garage
- Ideal location
- Open plan layout

In detail

A light, larger than average and wonderfully presented three bedroom detached property offering driveway providing parking, enclosed rear garden and garage with power and lighting supply, situated in an ideal location close to local amenities.

The property offers generous and spacious accommodation set over two floors. Internally the property comprises; lounge/diner, kitchen, downstairs bedroom, cloakroom/washing area, utility room, two bedrooms upstairs and a bathroom with shower.

Externally, there is a driveway to the side with garage behind. The garden is well-maintained and laid to both patio and lawn and offers fantastic outdoor space for relaxing during warmer months.

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: D (Forest of Dean District Council)

Tenure: Freehold

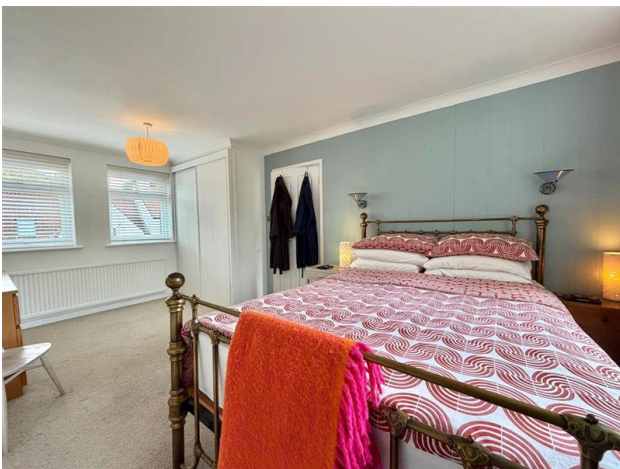
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Porch

Access through to open plan lounge/diner.

Lounge/diner

Open plan layout.

Carpeted flooring, windows to front aspect, door to rear garden, radiators, storage cupboard, stairs leading up to first floor, access through to kitchen.

Kitchen

Fitted units at eye and base level with worktop space, radiator, integrated oven and microwave, gas hob with extractor hood above, sink unit with drainer, integrated fridge freezer, radiator, window to rear aspect, access through to utility space.

Utility

Fitted storage cupboards, door to rear garden.

Bedroom 3

Downstairs snug/office space or bedroom, access to downstairs cloakroom/washing area, window and door to side aspect.

Cloakroom

WC, wash hand basin, radiator, space and plumbing for washing machine and tumble dryer, wall-mounted boiler, window to side aspect.

FIRST FLOOR:

Landing

Access to both bedrooms and bathroom, window to rear aspect.

Bedroom 1

Carpeted flooring, built-in wardrobe, radiator, windows to front and rear aspects.

Bedroom 2

Carpeted flooring, radiator, windows to rear aspect.

Bathroom

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

Outside

To the side of the property, there is a driveway providing parking for three vehicles with garage behind. The garage has power and lighting supply, mains water connection, and windows to side aspect.

There is side access around to the rear garden, where it is laid to both patio and lawn and offers great space outside for sitting during warmer months. The garden also benefits from various plants, shrubs and bushes and raised flower beds.

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: D

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.

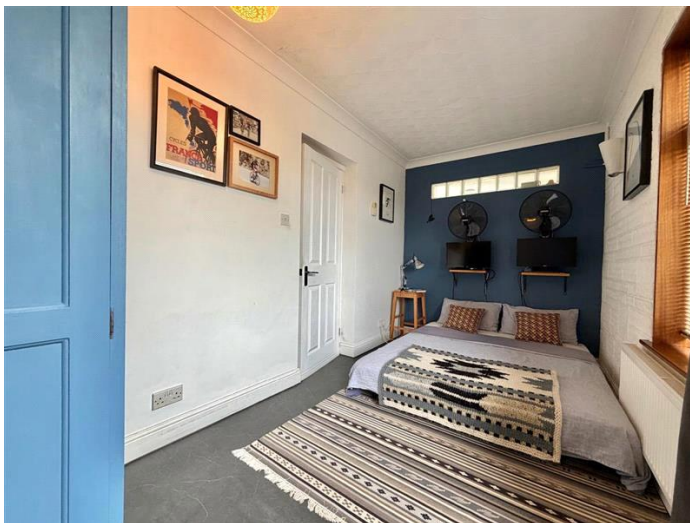
Water Rates

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/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 FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 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		
(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.