

HILLS
PROPERTY CONSULTANTS

Sutton Road, Soudley, Cinderford
£180,000

2 bedroom semi-detached house for sale | Freehold

At first glance

- 2 bedrooms
- Close to countryside walks
- Countryside views
- Enclosed garden to rear
- Off-road parking
- Semi-rural location

In detail

A well-presented two bedroom semi-detached property offering rear garden and off-road parking, situated in a semi-rural position.

This property is ideal for first-time buyers or those looking for a buy to let. Offering comfortable accommodation set over two floors, internally it comprises; entrance hall, living room, kitchen, lean-to shed, two bedrooms and bathroom.

Externally, there is a low-maintenance rear garden and off-road parking for one car.

Positioned in a perfect location for outdoor pursuits; the village of Soudley is situated only a short distance from the west bank of the river Severn and is near to the village of Newnham and small towns of Cinderford, Lydney and Coleford.

A wider range of facilities 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: A (Forest of Dean District Council)
Tenure: Freehold
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains











Entrance hall
Window to side aspect, stairs leading to first floor, access through to living room.

Living room
Window to front aspect with lovely views towards woodland and countryside, carpeted flooring, access through to kitchen.

Kitchen
Fitted units at eye and base level with worktop space, sink unit with drainer, space for electric cooker and fridge freezer, space and plumbing for washing machine, understairs storage cupboard, windows to rear aspect overlooking the garden, access through to lean-to shed.

Lean-to
Power supply, door leading out to the garden.

FIRST FLOOR:

Landing
Access to loft, window to side aspect, access to bedrooms and bathroom.

Bedroom 1
Built-in wardrobe, window to front aspect with lovely countryside views.

Bedroom 2
Airing cupboard housing hot water immersion tank, window to rear aspect with woodland views.

Bathroom
Panelled bath, WC, wash hand basin, windows to rear and side aspects.

Outside
There is a gate leading through to the front of the property.
The garden wraps around the side and into the rear, where the garden is laid mainly to gravel. There are wooden gates which leads to off road parking for one vehicle to the rear of the property.

Services
Mains water, electric and drainage.
** The services and heating system, where applicable, have been tested. **

Viewings
By prior appointment with Hills.

Rates
Council Tax Band: A

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.









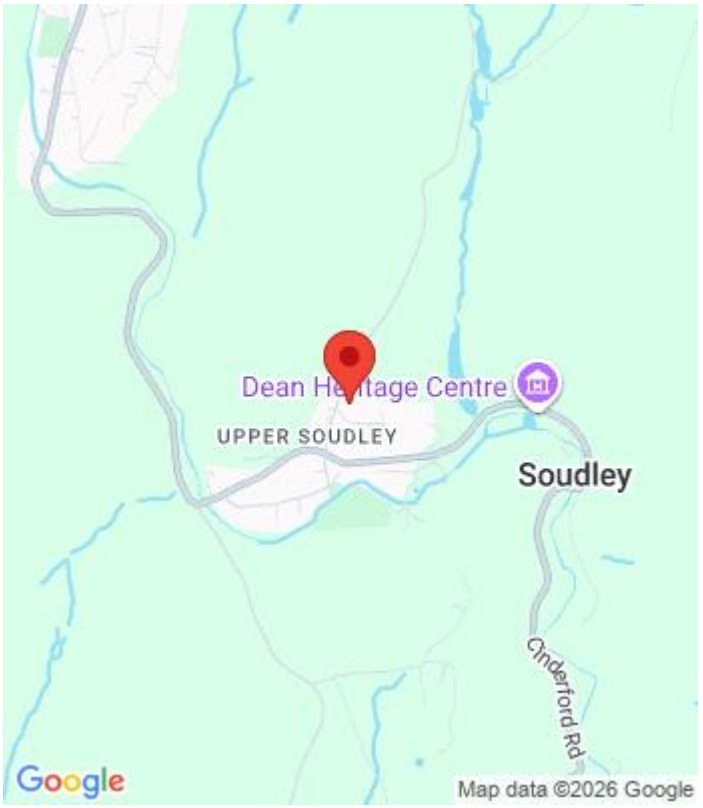


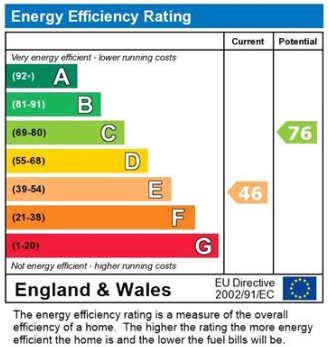


Town and Country *Commercial*

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.







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.

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Viewing by appointment only
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