



Tywald Broad Street
Littledean, Cinderford GL14 3NQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £260,000

We are thrilled to offer for sale this CHARMING 1920S THREE-BEDROOM SEMI-DETACHED PROPERTY, LOCATED IN THE PICTURESQUE CONSERVATION AREA of the SOUGHT-AFTER VILLAGE OF LITTLEDEAN. The property features TWO RECEPTION ROOMS, A SPACIOUS BATHROOM, OFF-ROAD PARKING, A DETACHED GARAGE, and an ENCLOSED GARDEN. Additionally, it benefits from EASY ACCESS TO LOCAL SHOPS AND AMENITIES.

The accommodation comprises LOUNGE, DINING ROOM and KITCHEN on the ground floor, TWO BEDROOMS and a BATHROOM on the first floor and a FURTHER BEDROOM on the second floor.

Littledean Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. It Is Situated Approximately 1.5 Miles Southwest Of The Town Of Cinderford.

The Village Is Home To Several Historic Buildings And Landmarks, Including The 17th-Century Littledean Hall, Which Is A Grade II Listed Building. Littledean Jail, A Former House Of Correction Turned Museum, Is Another Notable Attraction In The Village.

The Village Is Surrounded By Beautiful Countryside And Offers Opportunities For Outdoor Activities. The Nearby Forest Of Dean Provides Ample Trails For Walking, Cycling, And Exploring Nature. The Wye Valley, With Its Stunning Landscapes And The River Wye, Is Also Within Reach.

Littledean Has A Small But Close-Knit Community. It Features A Village Shop, A Primary School, A Church, And A Pub, Which Serve As Important Focal Points For Residents.



LOUNGE

14'07 x 12'00 (4.45m x 3.66m)

Accessed via a front aspect wooden glass panel door, large front aspect bay window, feature stone surround fireplace with stone hearth, tv point, radiator, door into;

DINING ROOM

11'10 10'11 (3.61m x 3.33m)

Phone and internet points, radiator, door to the stairs leading to the first floor landing with useful storage cupboard under, ceramic tiled floor, rear aspect window overlooking the garden. Leads through to the kitchen.

KITCHEN

14'07 x 6'01 (4.45m x 1.85m)

Fitted base mounted units with laminate worktops and inset sink unit with drainer. Built in storage cupboard with shelving. Space for a gas cooker with extractor hood above, space for a fridge/freezer and space and plumbing for a washing machine. Tiled floor, side aspect window overlooking the garden and wooden door giving access to the garden.

LANDING

Radiator, doors lead off to bedrooms one and three and the bathroom. Stairs lead up to bedroom two.

BEDROOM ONE

11'11 x 10'11 (3.63m x 3.33m)

A spacious room with two radiators, two front aspect windows.

BEDROOM THREE

11'01 x 6'02 (3.38m x 1.88m)

Radiator, rear aspect window overlooking the garden.

BATHROOM

14'08 x 6'02 (4.47m x 1.88m)

Comprising a white three piece suite including a bath with electric shower over, mixer shower, low level w.c and vanity washbasin unit. Large airing cupboard housing the gas-fired combi boiler, radiator, loft access, side aspect window.





BEDROOM TWO

12'05 x 11'04 (3.78m x 3.45m)

Stairs lead straight into the bedroom, radiator, eaves storage space, rear aspect skylight.

OUTSIDE

At the front of the property, a low stone wall topped with wrought iron railings adds character, with steps leading up to the front entrance. A gravelled path runs along the side of the property, providing gated access to the garden. To the side, there is a parking area with space for two/three vehicles.

The enclosed garden is primarily located to the side of the property and is mainly laid to lawn. It features a gravelled seating area and a covered space that leads off the kitchen. To the rear, you'll find a detached garage, currently used as a gym with a climbing wall, though it does not currently provide vehicle access and an attached timber frame shed. Further to this is an old stone outbuilding located to the rear of the property.

DETACHED GARAGE

16'10 x 10'10 (5.13m x 3.30m)

Accessed via a pair of double glazed doors, power and lighting, rear aspect window. Eaves storage above. Door to the attached timber frame shed.

TIMBER FRAMED SHED

16'01 x 7'03 (4.90m x 2.21m)

Power point.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning left onto the Gloucester Road then immediately right into the Abenhall Road and onto Flaxley Road. Proceed until reaching the T junction at Broad Street, Littledean. Turn left, continue past the Belfry Public House where the property can be found after a short distance on the left hand side.

SERVICES

Mains water, electric, drainage and gas.



MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

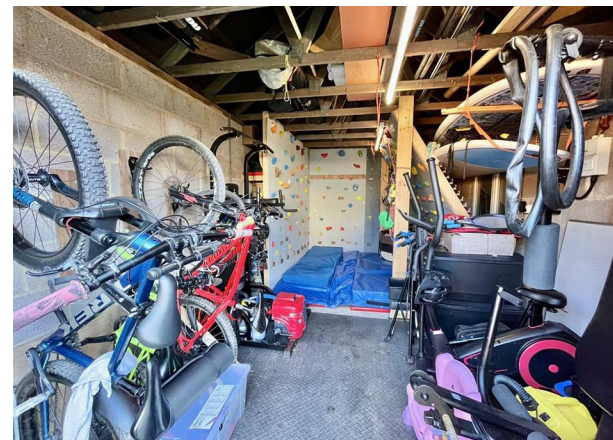
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

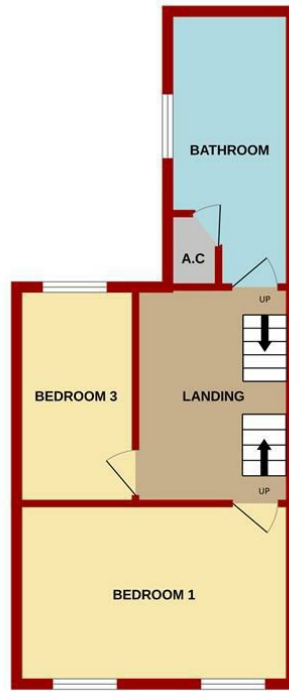




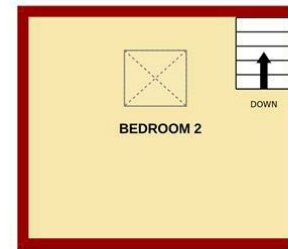
GROUND FLOOR



1ST FLOOR



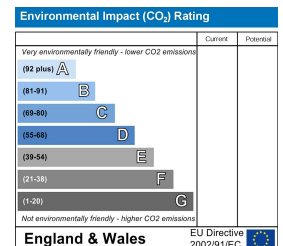
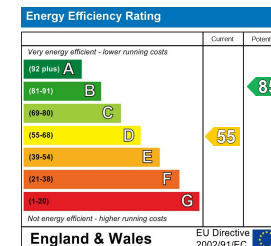
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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