



15 Nailsmiths Court, Cinderford GL14 3JH
£169,000



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• Two bedroom mid-terrace property • No onward chain • Allocated off road parking • Popular village location • Private rear garden • Ideal first time buy or investment opportunity • Tax Band A • EPC C75 • Freehold



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£169,000

Living Room

Carpeted throughout. Understairs storage cupboard. Window to front aspect and door granting access to front of the property.

Kitchen

Ample storage in a range of floor and eye level units alongside integrated appliances to include electric oven, four ring gas hob and stainless steel sink. Window to rear aspect.

WC

WC and wash hand basin. Frosted window to rear aspect.

Master Bedroom

Window to front aspect.

Second Bedroom

Window to rear aspect overlooking the rear garden. Storage cupboard housing boiler.

Family Bathroom

White suite to include WC, wash hand basin and bath with shower over with tiled surround.

Outside

Pebbled area to the front with shared pathway to front door. The back garden is hard landscaped and offers a combination of pebbled and decked area. Steps lead to the back door.

Location

Located in the Forest of Dean, Littledean is a popular village neighbouring the market town of Cinderford and offers a variety local amenities, public house and schools.

Material Information

Tenure: Freehold

Council tax band: A

Local authority and rates: Forest of Dean
£1,472.12 (2024/25)

Electricity supply: Mains

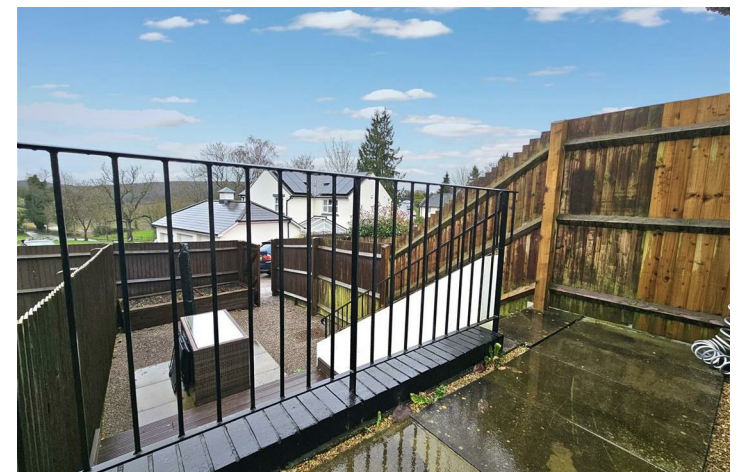
Water supply: Mains

Sewerage: Mains

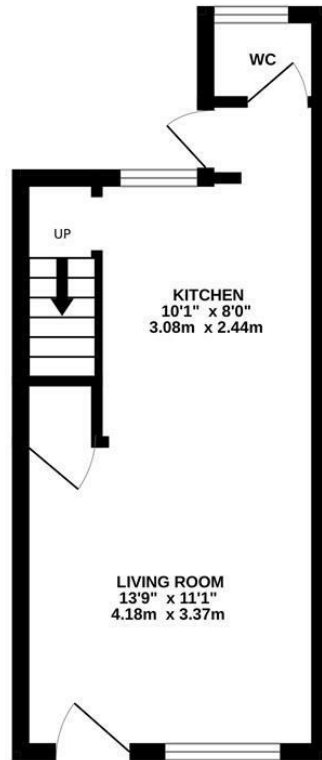
Heating: Mains gas fired

Broadband speed: Basic 10 Mbps, Superfast
80 Mbps, Ultrafast 1000 Mbps

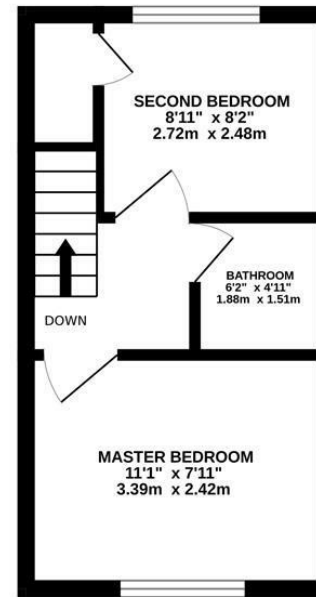
Mobile phone coverage: Vodafone, O2



GROUND FLOOR



1ST 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

