



30 Oak Way
, Littledean GL14 3NE



STEVE GOOCH
ESTATE AGENTS | EST 1985

£230,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM MID-TERRACE FAMILY HOME, benefiting from OFF-ROAD PARKING FOR TWO VEHICLES and ENCLOSED GARDENS WITH OUTBUILDINGS INCLUDING SHED AND SUMMER HOUSE. Further benefits include GAS CENTRAL HEATING and DOUBLE GLAZING.

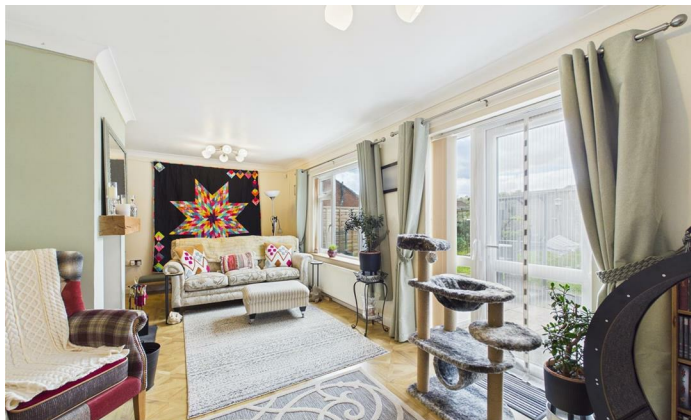
The accommodation comprises: ENTRANCE HALL, LOUNGE / DINING ROOM, KITCHEN, and SIDE HALL to the ground floor, with THREE BEDROOMS and a FAMILY BATHROOM to the first floor.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 12 miles (19 kms) southwest of the cathedral town of Gloucester.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, a Grade II listed building. Littledean Jail, a former house of correction now a 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.

It features a village shop, a fish and chip shop, car sales business, hairdresser, primary school, church, and pub with restaurant, which serve as important focal points for residents.





The property is accessed via an obscure glazed composite door leading into the:

ENTRANCE HALL

Stairs leading to the first floor, directional ceiling spots, door to understairs storage cupboard, wooden laminate flooring, single radiator, power points, central heating thermostat controls, solid timber door giving access to:

KITCHEN

7'7 x 13'1 (2.31m x 3.99m)

Single bowl, single drainer, stainless steel sink unit with monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, matching upstands, tiled surrounds, four-ring induction hob, electric oven beneath, extractor hood over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, space for tumble dryer, tiled flooring, single radiator, ceiling light, coving, small door giving access to larder cupboard, front aspect upvc double glazed window overlooking the parking area with views towards fields and countryside in the distance. Access into:

SIDE HALL

18'5 x 3'1 (5.61m x 0.94m)

Composite door to front and upvc to rear, power, directional ceiling spots

LOUNGE/DINING ROOM

10'2 x 21'9 (3.10m x 6.63m)

Lovely feature fireplace with multifuel stove inset, slate hearth, wooden mantle over, alcoves to either side, ceiling lights, coving, power points, large double radiator, tv point, continuation of the wood laminate flooring, rear aspect upvc double glazed window overlooking the rear garden and towards Littledean Hill, upvc double glazed door with glazed panel to side opening onto the garden.

From the entrance hall, stairs lead up to the first floor:

LANDING

Half landing with front aspect upvc double glazed window, access to roof space, ceiling lights, wood laminate flooring, power points, doors into:

BEDROOM ONE

9'0 x 15'0 (2.74m x 4.57m)

Ceiling light, single radiator, power points, freestanding wardrobes, wood laminate flooring, rear aspect upvc double glazed window overlooking the rear garden with views towards fields and countryside in the distance.

BEDROOM TWO

10'6 x 10'11 (3.20m x 3.33m)

Ceiling light, power points, single radiator, wood laminate flooring, rear aspect upvc double glazed window overlooking the rear garden with views towards fields and countryside in the distance.

BEDROOM THREE/OFFICE

9'0 x 11'8 (2.74m x 3.56m)

Ceiling light, single radiator, power points, door to storage cupboard, front aspect upvc double glazed window overlooking the parking area with views towards fields and countryside in the distance.

BATHROOM

4'6 x 10'5 (1.37m x 3.18m)

White suite with concealed cistern w.c, vanity wash hand basin, monobloc mixer tap over, modern side paneled P shaped bath, electric shower fitted over, conventional and drencher head, half tiled walls, chrome heated towel radiator, directional ceiling spots, front aspect upvc obscure double glazed window.

PARKING

Block paved parking area suitable for two vehicles.

OUTSIDE

To the front is a small low maintenance garden, laid to slate and bloc paving, enclosed by fencing and hedging surround.

The rear garden features a paved patio, concrete and bloc paved pathways, lawned area with flowers, shrubs and bushes, small trees, green house, hard standing, summer house, garden shed and wood shed. This area is enclosed by fencing surround.

AGENTS NOTE

The property is formerly of non-traditional construction but now bricked up. A PRC certificate is available. We do advise that all parties requiring a mortgage please speak to their financial advisors.

DIRECTIONS

From Gloucester proceed along the A48 through the villages of Minsterworth and Westbury on Severn, just after the petrol station at Elton Corner take the right turn, signposted Littledean and Cinderford. Follow the road for

approximately 2 miles, passing Littledean Jail on the right hand side. Take the next turning right into Oak Way, follow the road up and around to the left continuing to the end of the cul de sac where the property can be found on the right hand side.

SERVICES

Mains water, drainage, electricity, 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.

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

WATER RATES

Severn Trent

TENURE

Freehold

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)





Floor 0



Floor 1

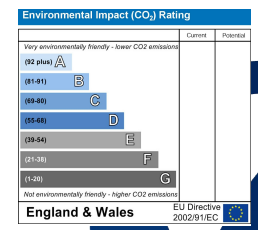
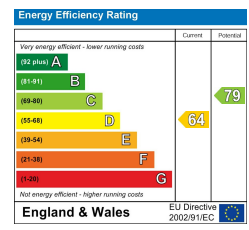
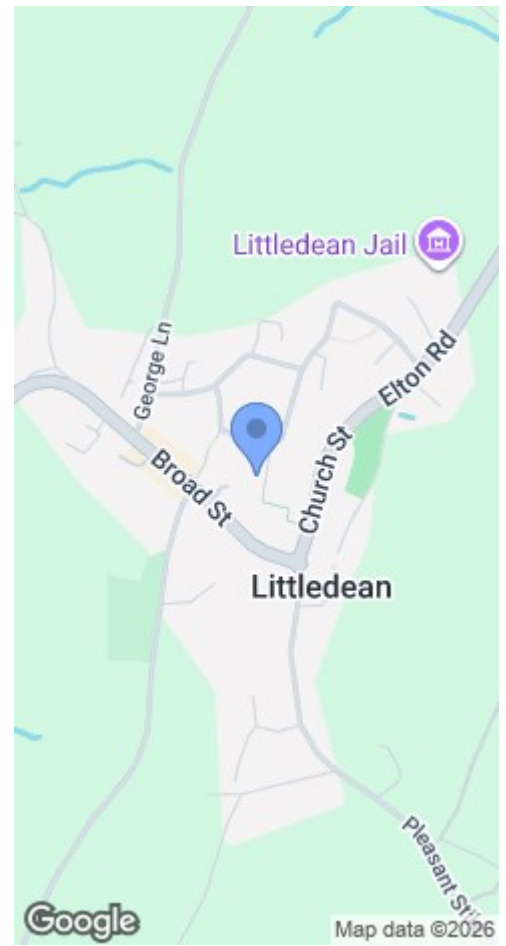


Approximate total area^m
862 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.