



## Victoria Street Cinderford, GL14 2HQ

£210,000



\*\*\*OPEN HOUSE SATURDAY 17TH AUGUST 3:00 PM\*\*\*GREATLY REDUCED PRICE\*\*\*

IF YOU ARE LOOKING FOR SOMETHING TO DO UP THEN THIS IS A GREAT OPPORTUNITY TO PURCHASE THIS DETACHED PROPERTY STANDING IN A LARGE PLOT WITH VIEWS TOWARDS THE FOREST.

2/3 BEDROOMS, KITCHEN, LOUNGE, DINING ROOM, BATHROOM, GAS HEATING.

CALL TO MAKE AN APPOINTMENT 01594 825574 OR EMAIL: [cinderford@deanestateagents.co.uk](mailto:cinderford@deanestateagents.co.uk)



#### Entrance Hall :

6'0" x 14'9" (1.83 x 4.50)

Tiled floor, access to loft via ladder, radiator, UPVC door and double glazed window to front aspect, built in cupboard.

#### Lounge :

13'10" x 12'11" (4.22 x 3.95)

Double glazed bay window to front aspect, two radiators, twin doors to dining room.

#### Dining Room :

12'7" x 11'10" (3.84 x 3.63)

Double glazed patio doors to side aspect, twin paneled radiator, gas fire.

#### Kitchen :

10'11" x 9'9" (3.33 x 2.99)

Matching wooden wall and base storage units, sink unit, wall mounted gas boiler, double glazed door and window to rear and side aspects, radiator, tiled floor, gas cooker point, recess for fridge and washing machine.

#### Bedroom 1 :

12'0" x 13'4" (3.67 x 4.08)

Double glazed bay window to front aspect, twin paneled radiator and single radiator, built in shelved cupboard.

#### Bedroom 2 :

12'0" x 11'6" (3.66 x 3.52)

Double glazed window to rear aspect, twin paneled radiator.

#### Bathroom :

8'3" x 5'5" (2.53 x 1.66)

Bath with shower attachment over, vanity wash hand basin, low level WC, double glazed window to rear aspect, radiator, tiled walls and floor, airing cupboard with water tank.

#### First Floor Landing :

9'3" x 4'1" (2.82 x 1.26)

Access to eaves storage.

#### Attic Room :

15'7" x 10'11" (4.75 x 3.35)

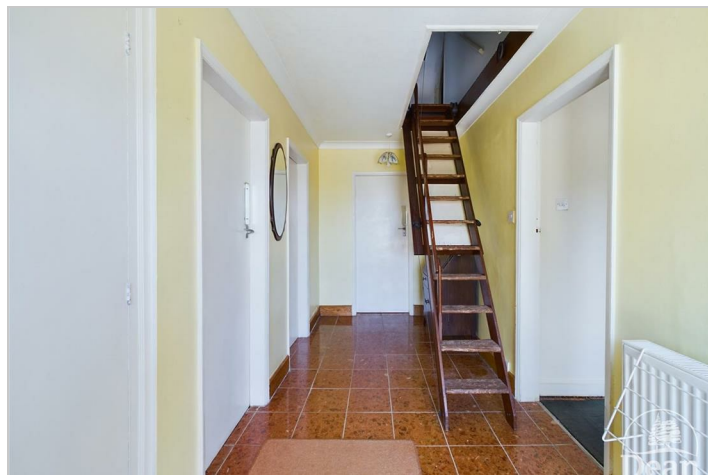
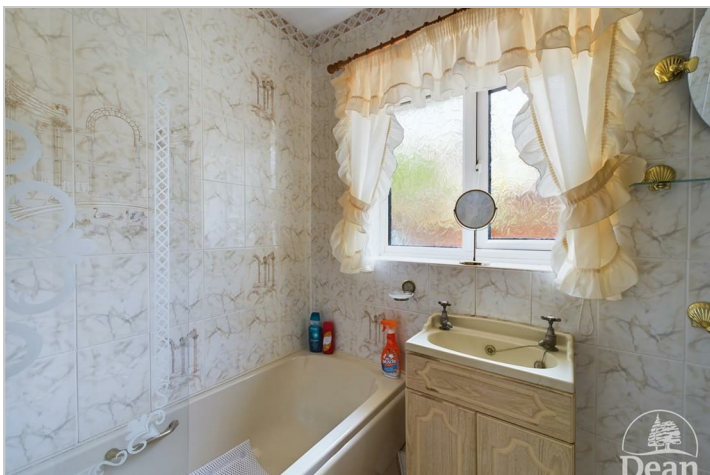
Double glazed window to front aspect, radiator.

#### Outside :

Tel: 01594 825574

Front - Tiered and graveled with sloping path and steps.

Rear - Patio area and access to shed, tiered gardens with raised patio, gravel and shrubs, lawn and veg plots, further garden shed and greenhouse, outside water tap and lighting.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

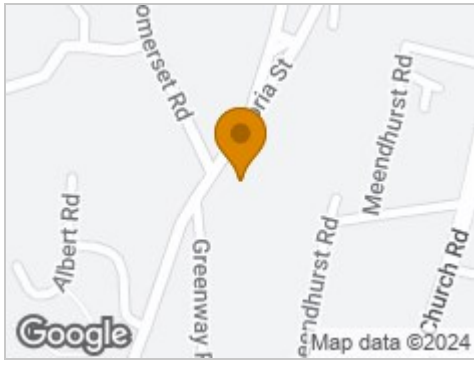
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the

## Road Map



## Hybrid Map



## Terrain Map



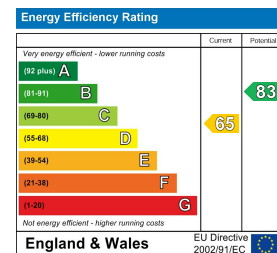
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.