



## Victoria Street Cinderford, GL14 2HQ

Offers In The Region Of £200,000



\*\*\*\*LARGE PLOT\*\*\*\*SPACIOUS PROPERTY\*\*\*\*VIEWS\*\*\*\*NO ONWARD CHAIN\*\*\*\*

Dean Estate Agents are pleased to offer for sale this spacious detached property standing in a large plot enjoying a forest view. The property has a sitting room, separate dining room, fitted kitchen, two double bedrooms and Bathroom. Large loft space, gas heating, large garden to the rear.

The property is dated and requires work but this is reflected in the price.

CALL TO VIEW WE HAVE KEYS!



#### Entrance Hall :

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

Tiled floor, access to loft space, 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.

#### Attic space :

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

Double glazed window to front aspect and radiator.

Huge potential to convert to bedrooms subject to the necessary planning consent.

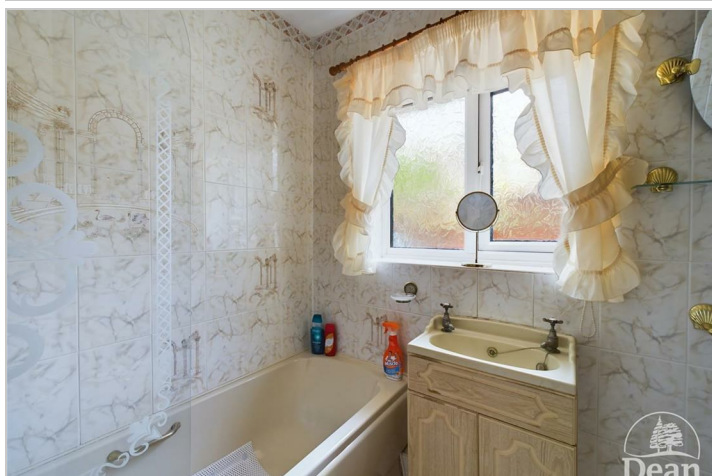
## Outside :

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.

## Agents Note :

Please note that the price reflects the condition of the property which requires updating.



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

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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



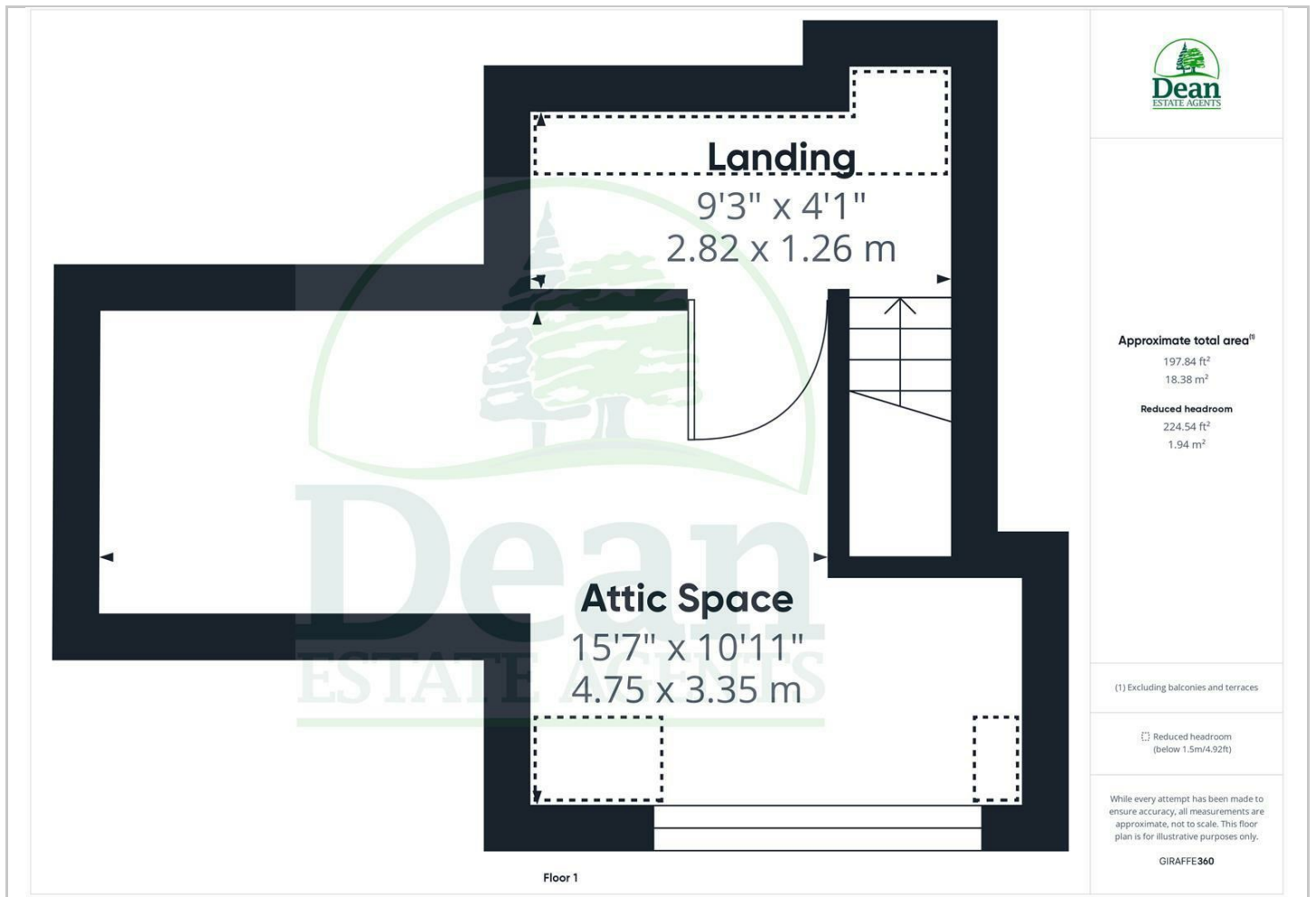
## Hybrid Map



## Terrain Map



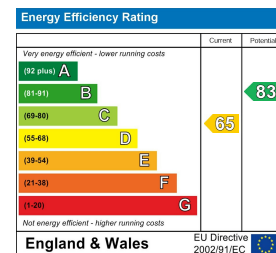
## Floor Plan



## 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



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