



## Barleycorn Square

Cinderford, GL14 2LF

£210,000





**\*\* VIRTUAL TOUR AVAILABLE \*\*** Dean Estate Agents are thrilled to offer 'For Sale' this very well presented modern mid terrace property, situated in a quiet area within a short distance of the town centre. The property benefits from modern open plan Kitchen / Lounge with French doors overlooking the garden, downstairs cloakroom, 3 bedrooms one with en-suite, family bathroom, UPVC double glazing and gas central heating. Lovely well planned enclosed rear garden.



#### Entrance Hallway :

Wood effect tiled flooring, radiator, door to downstairs cloakroom.

#### Downstairs Cloakroom :

Low level WC, wash hand basin with vanity unit, double glazed window to front aspect, chrome heated towel rail, tiled floor.

#### Open plan Kitchen / Lounge :

Kitchen fitted with matching grey gloss wall and base cabinets, sink unit, integral wall mounted gas boiler, Integrated fridge/freezer, washing machine, electric oven with gas hob and extractor fan over, spot lighting, wood effect flooring which carries on through to the Lounge, double glazed window to front aspect.

Living room has three radiators, TV aerial point, under stairs storage cupboard, electric fire inset into a hearth, double glazed French door with side panels to garden.

#### First Floor Landing :

Access to loft space which is part boarded with lighting, airing cupboard with radiator.

#### Bedroom 1 :

Double glazed window to rear aspect, radiator.

#### Ensuite :

Comprising of shower cubicle, low level WC, vanity sink unit, tiled floor, light tube, chrome heated towel rail.

#### Bedroom 2 :

Double glazed window to front aspect, radiator.

#### Bedroom 3 :

Double glazed window to front aspect, radiator.

#### Bathroom :

Three piece suite comprising low level WC, paneled bath with shower over, vanity sink unit, tiled feature wall, chrome heated towel rail, tiled floor, light tube.

#### Outside :

Front - parking for two vehicles, bin store area.  
Rear - the gardens are low maintenance with artificial grass (patio under), steps lead up to a lawned area, one side with Cotswold gravel. There is a garden shed and the whole garden is private due to fenced boundaries.

#### Consumer Notes :

Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care. It is intended to be indicative rather than definitive, 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 the 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, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Energy Performance Certificates are supplied to us via a third Party and we do not accept responsibility for the content within such reports. Through this website you may be able to link to other websites which are not under the control of Dean Estate Agents Ltd. We have no control over the nature, content and availability of those sites. The inclusion of any links does not necessarily imply a recommendation or endorse the views expressed within them.

## Viewings:

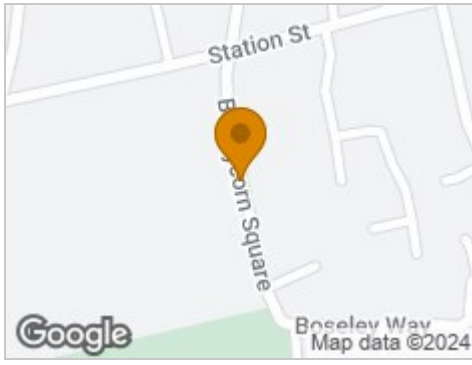
You are advised to contact the agent on the day of viewing to ensure that the appointment is confirmed or if you are unable to meet your appointment.

We await approval from the seller of this brochure and details, please contact Dean Estate Agents for an updated brochure when available.





## Road Map



## Hybrid Map



## Terrain Map



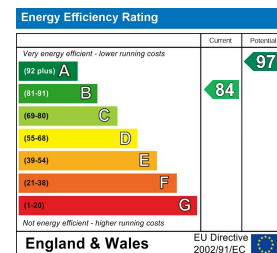
## Floor Plan



## 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.