



## Victoria Street Cinderford, GL14 2HU

£290,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this two bedroom detached bungalow on the outskirts of Cinderford Town. The property has been refurbished by the present owners and benefits from oak internal doors with chrome handles throughout, new double glazed windows and doors, a fitted kitchen and separate utility room, lounge with a feature fireplace and inset wood burner, shower room. The gardens lie to the front and rear with views over the surrounding Forest. There is a summer house and man cave together with a new verandah having ample storage beneath.



**Hallway :**

Entered via a UPVC door, radiator with cover, picture rail.

**Lounge :**

Twin oak doors with chrome door handles, log burner set in a feature fireplace with a timber mantle, picture rail, twin panel radiator, double glazed window to front aspect.

**Kitchen :**

Matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven and grill, extractor hood, plumbing for dishwasher, recess for fridge freezer, wine rack, dresser unit, double glazed window to rear aspect with views towards the forest, glazed door to hallway, glazed door to utility room.

**Utility Room :**

Base cabinet with sink unit, plumbing for a washing machine, space for freezer, radiator, double glazed doors to front and rear, double glazed window to rear.

**Bedroom 1 :**

Twin panel radiator, picture rail, double glazed window to front aspect.

**Bedroom 2 :**

( Currently used as a Dining Room ) Radiator with cover, double glazed French doors to the rear aspect, picture rail, ladder access to the loft which is partially boarded housing the gas central heating boiler.

**Shower Room :**

Shower cubicle, vanity wash hand basin, low level WC, chrome towel radiator, extractor fan, part tiled walls, double glazed window to rear aspect.

**Outside :**

Front - Gate opens onto a sloped graveled driveway, pea

gravel pathway leads to the front door with a canopy porch, raised lawn with flower boarders. A further gate gives access to a covered porch area leading to the side hallway.

Back - Verandah (storage under) with views of the Forest, steps lead down to lawned garden, pergola, graveled seating area, summer house, shed, log store, outside water tap, outside lighting.

**Consumer Notes :**

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. 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.

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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we

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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out

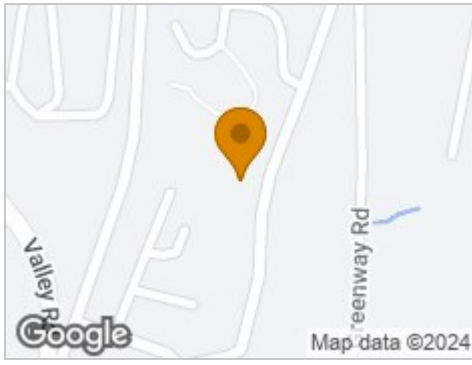
that may meet your lenders criteria.

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.

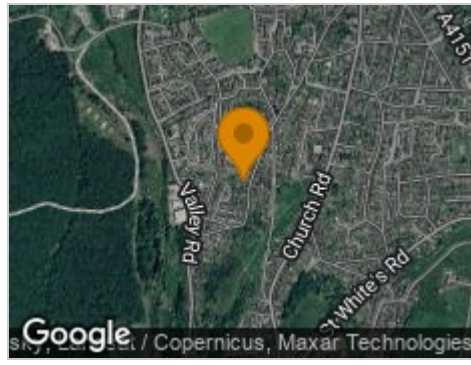
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



## Road Map



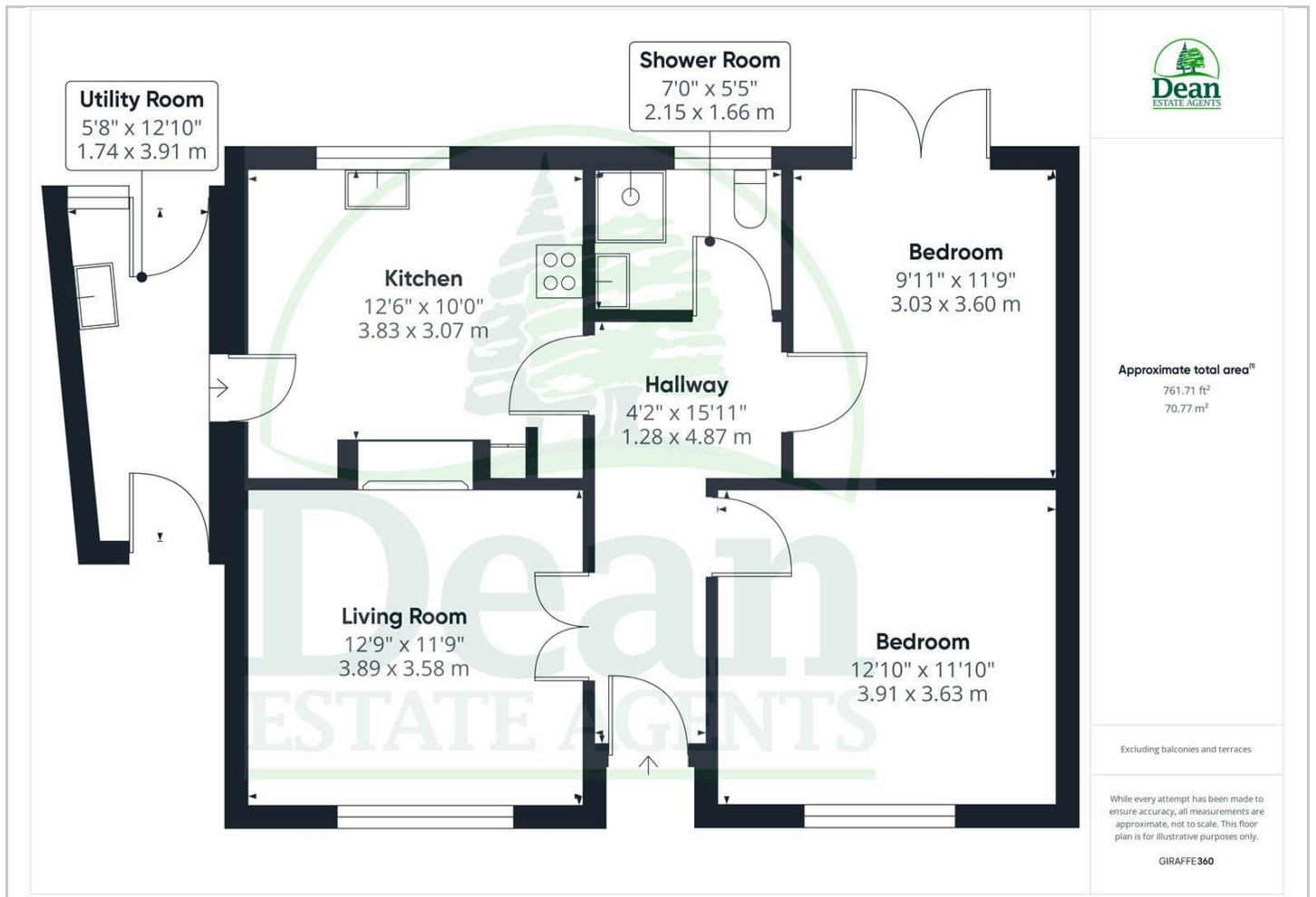
## Hybrid Map



## Terrain Map



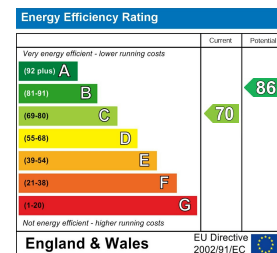
## Floor Plan



## 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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