



## Dockham Road Cinderford, GL14 2BG

£425,000



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

Dean Estate Agents are thrilled to offer 'For Sale' this extremely well presented individual detached property, situated in the popular area of Littledean Hill Road which enjoys spectacular far reaching views of the Severn Estuary and beyond. On the ground floor is an entrance hallway, open plan fitted kitchen with built in appliances, dining area open to the spacious living room with twin doors to the enclosed private rear garden, utility room and separate cloakroom. Throughout the ground floor is wood effect laminate flooring and all internal doors are oak. To the first floor is a master bedroom with en-suite shower room, 3 further bedrooms and four piece white family bathroom suite. To the front of the property is a driveway providing parking for numerous vehicles.

The property has been completely renovated and extended and has new central heating system, boiler, electrics, windows and doors.



**Entrance Hallway :**

Entered via a composite door, double glazed window to side aspect, laminate flooring, stairs to first floor, under stairs recess, radiator, part glazed door to the open plan kitchen / dining area and living room.

**Kitchen Area :**

Modern fitted kitchen with matching wall and base cabinets, sink unit, integrated dish washer, electric oven, induction hob, extractor, fridge and freezer. Double glazed bay window to front aspect, laminate flooring, down lighting.

**Dining Area :**

Double glazed window to side aspect, laminate flooring, radiator, opening to Living Room, part glazed door to Utility Room.

**Utility Room :**

Sink unit, space and plumbing for washing machine and tumble dryer, laminate flooring, extractor fan, radiator, Worcester boiler, door to downstairs cloakroom.

**Cloakroom :**

Low level WC, vanity wash hand basin with tiled splash back, extractor fan, laminate flooring, radiator.

**Living Room :**

A spacious and light room with double glazed windows to side and rear aspect, French doors to rear garden, laminate flooring, two radiators.

**First Floor Landing :**

Double glazed window to side aspect, access to loft space, radiator.

**Master Bedroom :**

Double glazed window to front aspect, radiator.

**Ensuite Shower Room :**

Twin shower unit with rain shower over, low level WC, vanity wash hand basin, towel radiator, partially tiled walls and floor, double glazed window to front aspect, extractor fan.

**Bedroom 2 :**

Double glazed window to rear aspect, radiator.

**Bedroom 3 :**

Double glazed window to side aspect, radiator.

**Bedroom 4 :**

Double glazed window to rear aspect, radiator.

**Family Bathroom :**

White four piece suite comprising of bath, quadrant shower cubicle with rain shower over, low level WC, vanity wash hand basin, towel radiator, sky light, extractor fan, partially tiled walls and floor.

**Outside :**

To the front there is off road parking and side gated access to the rear garden.

To the rear is a level lawn which is fully enclosed by wood panel fencing and garden shed.

**Consumer Notes :**

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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 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.

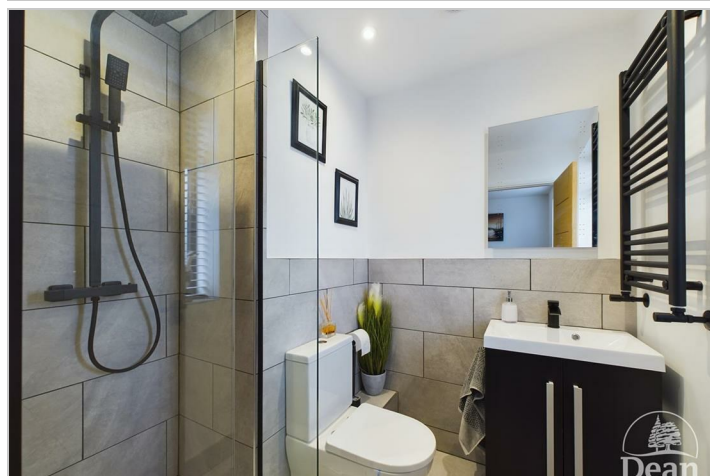
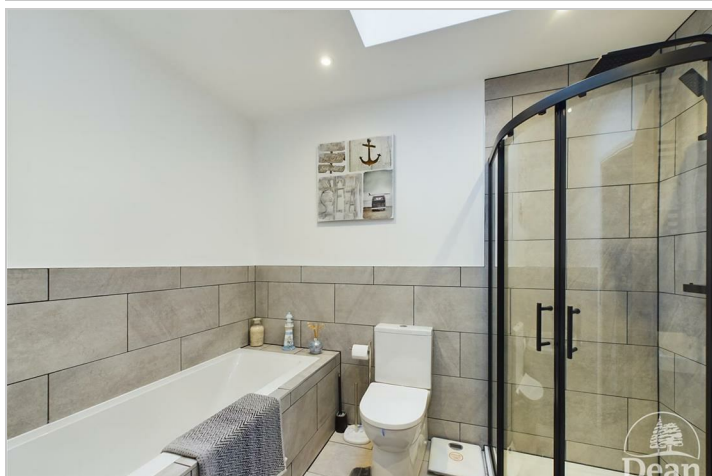
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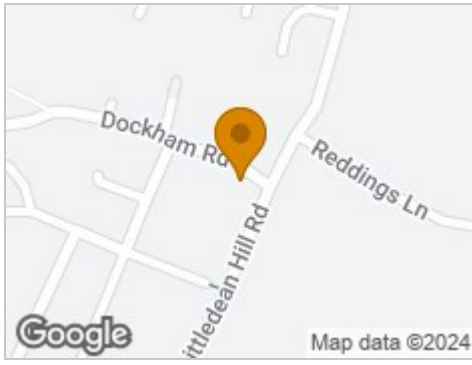
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



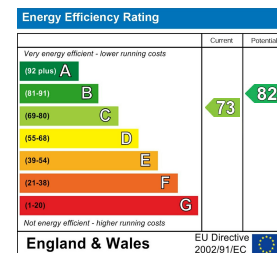
## Floor Plan



## 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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