



## Upper Bilson Road

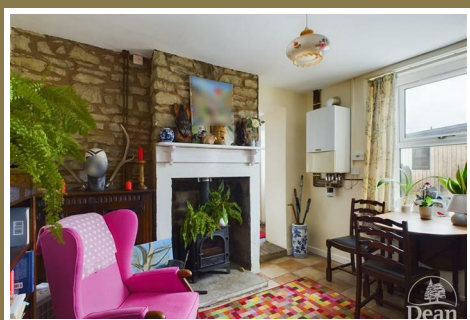
Cinderford, GL14 2TH

£225,000



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

Dean Estate Agents are delighted to offer 'For Sale' this end terrace character cottage having many original features. The property benefits from fitted Kitchen, separate Dining Room and Sitting Room with both having natural stone fireplaces inset with wood burning stoves, two bedrooms, shower room with beamed ceiling. There is also a Garden Room with its own Shower Room incorporated. The garden is mainly laid to lawn and patio with various shrubs, cherry tree and spring bulbs.



#### Kitchen :

Matching wall and base cabinets, sink unit, integrated dishwasher, plumbing for washing machine, range cooker, gas hob, twin electric ovens, double glazed window and stable door to the front aspect, twin panel radiator, tiled floor.

#### Dining Room :

Feature natural stone fireplace with wood burner, double glazed window to front aspect, consumer unit, wall mounted gas boiler, tiled floor.

#### Sitting Room :

Entered via a latch door, feature natural stone fireplace with wood burning stove, double glazed door and window to front aspect, twin panel radiator, tiled floor, stairs to first floor.

#### First Floor Landing :

Access to loft space, radiator.

#### Bedroom 1 :

Entered via natural wood door, double glazed window to front aspect, radiator, over stairs storage cupboard.

#### Bathroom :

Entered via a latch door, twin shower cubicle, low level WC, wash hand basin, radiator, beamed ceiling, double glazed window to front aspect.

#### Bedroom 2 :

Double glazed windows to front and side aspects, twin panel radiator.

#### Garden Room / Store Room :

Access is gained from the garden and the room is entered via double glazed French doors. Down lighters, laminate flooring, and power points. Door to > Wet room , low level WC, pedestal wash hand basin, tiled floor, splash panel walls, towel radiator,

extractor fan, double glazed window to side aspect. There is access all the way around this building. Store room with separate access door.

#### Outside :

Gardens lie to the front of the cottage, patio, log stores, coal bunker, lawned garden, fruiting cherry tree, various shrubs and spring bulbs

#### Consumer Notes :

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

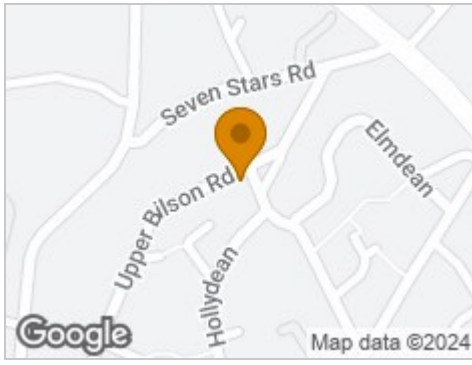
or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

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



## Road Map



## Hybrid Map



## Terrain Map



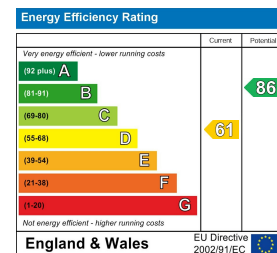
## Floor Plan



## 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



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.