



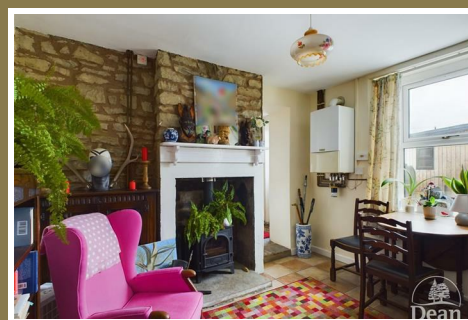
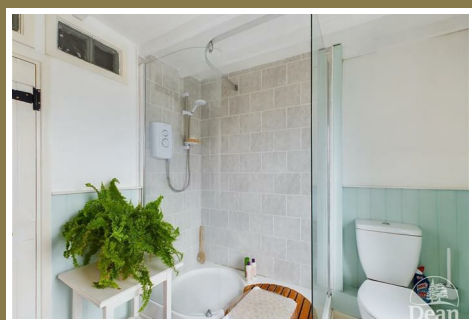
## Upper Bilson Road Cinderford, GL14 2TH

£215,000



\*\*\* 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 :

11'5" x 11'8" (3.48 x 3.58)

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 :

9'2" x 10'10" (2.81 x 3.32)

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

#### Sitting Room :

12'11" x 10'11" (3.96 x 3.34)

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 :

9'3" x 3'1" (2.83 x 0.96)

Access to loft space, radiator.

#### Bedroom 1 :

10'1" x 11'1" (3.09 x 3.39)

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

#### Bathroom :

8'9" x 7'6" (2.69 x 2.31)

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 :

11'3" x 11'8" (3.44 x 3.58)

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

#### Garden Room / Store Room :

10'0" x 16'9" (3.05 x 5.13)

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



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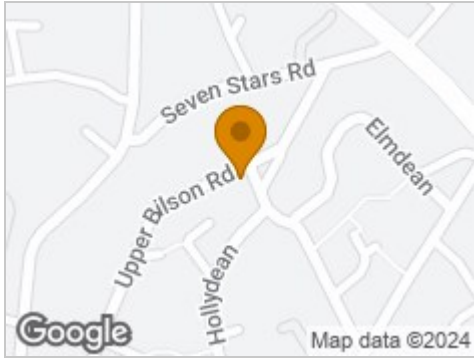
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## Road Map



## Hybrid Map



## Terrain Map



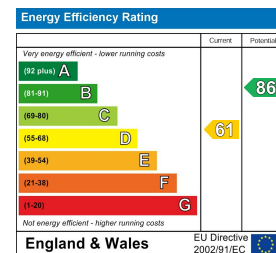
## Floor Plan



## 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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