



## Victoria Street Cinderford, GL14 2HQ

£175,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* NO ONWARD CHAIN \*\*\*

Dean Estate Agents are happy to advertise 'For Sale' this two bedroom semi detached property situated on a good size plot, in an elevated position with views of the Forest. The property also benefits from a separate lounge and dining room, kitchen and shower room.



**Entrance Hallway :**  
3'10" x 3'8" (1.19 x 1.12)  
Stairs to first floor, radiator.

**Lounge :**  
14'3" x 12'6" (4.36m x 3.83m)  
Stone fireplace, two windows to front aspect, twin panel radiator, door to Dining Room.

**Dining Room :**  
9'2" x 15'10" (2.80m x 4.83m)  
Double glazed windows to side and rear aspects, twin panel radiator.

**Hallway :**  
2'7" x 5'3" (0.81m x 1.61m)  
Under stairs storage cupboard, door to porch.

**Sun Room :**  
6'9" x 3'10" (2.07m x 1.19m)  
Double glazed windows and door to outside.

**Kitchen :**  
10'8" x 8'11" (3.26m x 2.72m)  
Wall and base cabinets, sink unit, electric cooker point, tiled splash backs, radiator, double glazed window to side aspect.

**First Floor Landing :**  
3'8" x 6'0" (1.13m x 1.83m)  
Window to side aspect, access to loft space.

**Bedroom One :**  
11'8" x 11'6" (3.58m x 3.51m)  
Built in wardrobe, over stairs cupboard, two windows to front aspect, radiator.

**Bedroom Two :**  
11'10" x 7'3" (3.63m x 2.22m)  
Airing cupboard with Worcester boiler, window to rear aspect, radiator.

**Shower Room :**  
8'0" x 5'10" (2.44m x 1.79m)  
Shower cubicle, low level WC, wash hand basin, tiled walls, radiator, window to rear aspect.

**Outside :**  
Gardens lie to the front, side and rear of the property, slightly sloping with shed, greenhouse, lawned area and a brick retaining wall to the front, with views of the Forest.



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Tenanted Properties – 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.

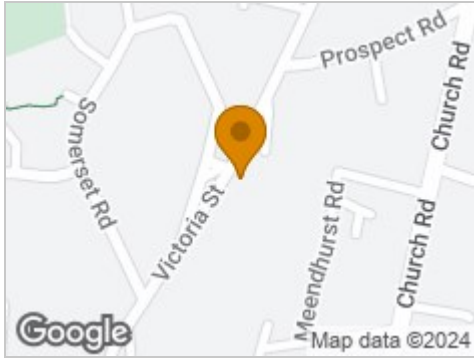
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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



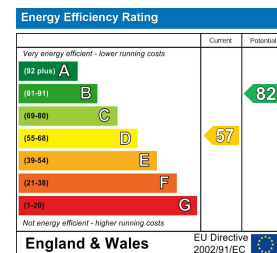
## Floor Plan



## 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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