



## Listers Place

Cinderford, GL14 2LA

£179,950



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

Dean Estate Agents are thrilled to offer 'For Sale' this two bedroom coach house within easy reach of Cinderford Town Centre. The property benefits from open plan lounge / diner, fitted kitchen, shower room, garage, off road parking and enclosed garden area and has views over rooftops towards the forest.



Entrance Hallway :  
3'1" x 4'1" (0.96m x 1.27m)  
Stairs to first floor.

Open Plan Lounge / Diner :  
11'11" x 18'9" (3.65m x 5.72m)  
Windows to front and rear aspects, two radiators, cupboard with gas combi boiler (installed 2021), opening to Hallway.

Hallway :  
9'8" x 2'11" (2.96m x 0.89m)  
Radiator, access to loft space.

Kitchen :  
8'6" x 8'9" (2.61m x 2.69m)  
Matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven, plumbing for washing machine, tiled floor, tiled splash backs, window to front aspect with views over roof tops towards Forest.

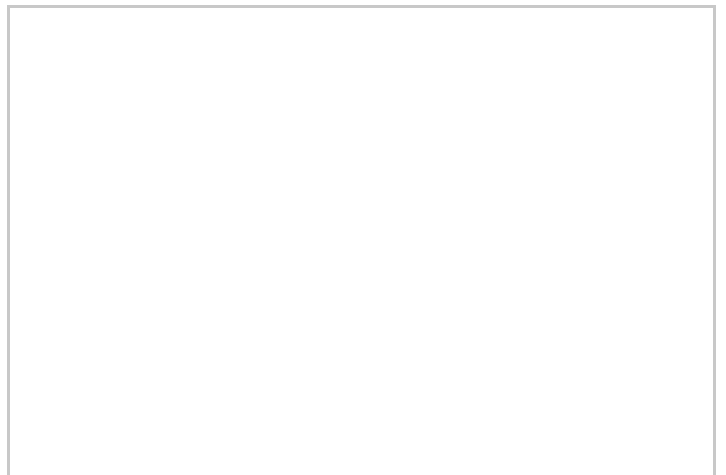
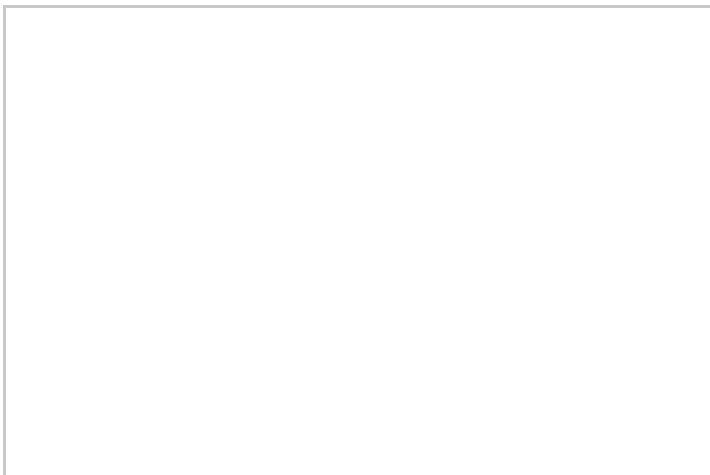
Bedroom One :  
8'7" x 11'11" (2.64m x 3.64m)  
Fitted wardrobe with matching bedside cabinets, radiator, window to front aspect.

Office :  
11'0" x 6'6" (3.37m x 1.99m)  
Window to rear aspect, radiator.

Bathroom :  
6'2" x 6'4" (1.88m x 1.95m)  
Shower cubicle, vanity wash hand basin, low level WC, radiator, skylight.

Outside :  
Integral garage with up and over door adjacent to the front door, with pedestrian door at the rear giving access to the fully enclosed garden area.





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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



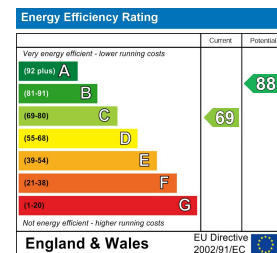
## Floor Plan



## 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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