



## Causeway Road

Cinderford, GL14 2QX

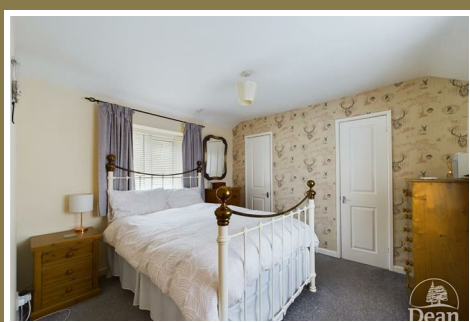
£255,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*PHOTO SHOWS REAR OF PROPERTY\*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this semi detached cottage set on the edge of Cinderford Town with direct access into woodland. The property comprises of, entrance hall, sitting room, second reception / bedroom 3, kitchen / diner, laundry room, family bathroom, two bedrooms to the first floor with ensuite to bedroom 1, off road parking for several vehicles, lawned gardens to the rear and a detached garage.



#### Entrance Hall :

4'3" x 11'0" (1.31 x 3.37)

Door to front, double glazed window to front aspect, tiled floor, twin panel radiator.

#### Sitting Room :

10'4" x 14'3" (3.17 x 4.35)

Wood burning stove, Stairs to first floor, twin panel radiator, luxury vinyl tile flooring, glazed door to second reception room/bedroom 3.

#### Second Reception Room/Bedroom 3 :

11'9" x 10'10" (maximum being 'l' shaped) (3.60 x 3.31 (maximum being 'l' shaped))

Two double glazed windows, twin panel radiator, downlighting.

#### Inner Lobby :

0.82 x 0.86 (0.00m.24.99m x 0.00m.26.21m)

Understairs cupboard, door to bathroom and open to Kitchen/diner.

#### Bathroom :

6'5" x 5'6" (1.98 x 1.68)

White suite comprising of bath with shower over, wash hand basin, low level WC, towel rail, tiled walls, tiled floor.

#### Kitchen / Diner :

16'7" x 9'7" (5.08 x 2.93)

Matching wall and base cabinets, sink unit, gas hob, electric oven, extractor hood, integrated dishwasher, wall mounted gas boiler, two twin panel radiators, double glazed window to rear aspect, double glazed door to outside, tiled splash backs, tiled floor.

#### Attached Laundry Room :

5'4" x 6'8" (1.63 x 2.04)

Accessed from outside. Sink unit, plumbing for washing machine.

#### Bedroom 1 :

10'9" x 9'10" (3.28 x 3.00)

Double glazed window to front and rear aspects, built in walk in wardrobe.

#### En-suite :

7'1" x 3'9" (2.16 x 1.15)

Shower cubicle, low level WC, wash hand basin, part tiled walls, tiled floor, down lighting, extractor fan, towel radiator.

## Bedroom 2 :

10'9" x 9'9" (3.28 x 2.99)

Double glazed window to front and rear aspects, twin panel radiator, access to loft space.

## Outside :

Front - open driveway for several vehicles.

Rear - Laid to lawn, hedged and fenced boundary, patio adjacent, covered area, outside water tap, detached garage, side access.



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

## Road Map



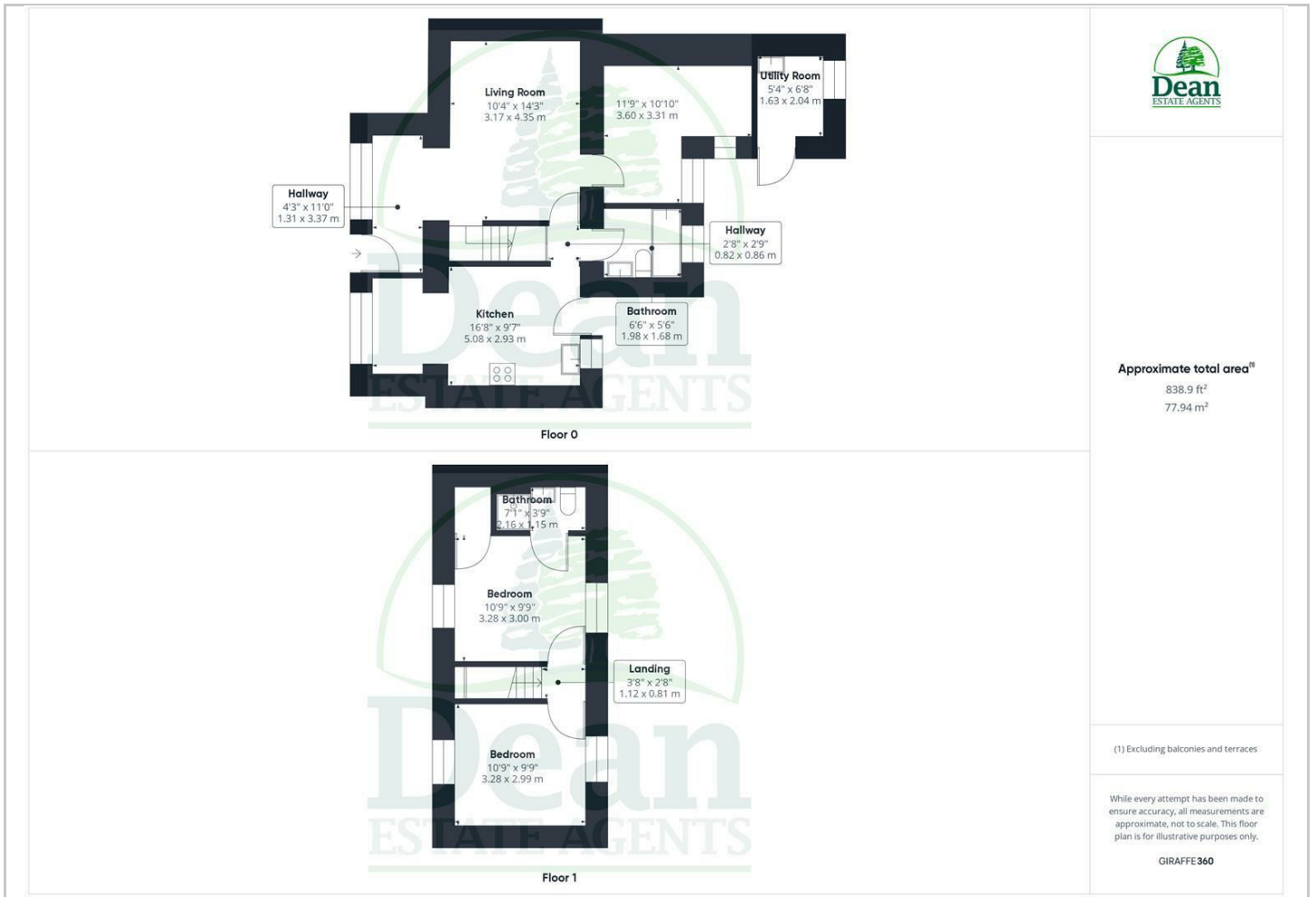
## Hybrid Map



## Terrain Map



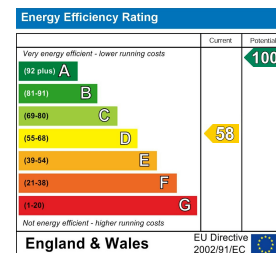
## Floor Plan



## 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.