



12 Parragate Road

Cinderford, GL14 2LY

£215,000





Dean Estate Agents are pleased to offer for sale this well presented end of terrace house having side and rear garden and allocated parking. Fitted kitchen, Sitting room with French doors to Conservatory, downstairs cloakroom, 2 bedrooms and white bathroom suite. Double glazing and gas heating.

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



#### Entrance hall :

Door to front, stairs to first floor, radiator.

#### Cloakroom :

Low level WC, Wash hand basin, radiator, double glazed window to front.

#### Kitchen ;

Fitted with wall and base storage units, gas hob, electric oven, extractor fan, sink unit, plumbing for washing machine, double glazed window to front aspect, radiator.

#### Living room ;

Double glazed bay window to side aspect, double glazed window to rear, built in under stairs storage cupboard, two radiators, French doors to Conservatory.

#### Conservatory ;

Brick and double glazed construction, vinyl flooring, French doors to outside.

#### First floor landing :

Access to loft.

#### Bedroom 1 :

Double glazed window to front aspect, radiator, twin built in wardrobe, separate built in cupboard housing the Worcester gas combi boiler.

#### Bathroom :

White suite, Bath with shower over, low level WC, wash hand basin, part tiled walls, double glazed window to rear, radiator.

#### Bedroom 2 :

Double glazed window to rear, radiator.

#### Outside :

Picket fence to the front and side of the property encloses the Cotswold stone garden. Side pedestrian gate access leads to the enclosed rear garden which has deck area, artificial grass, garden shed, seating area, mature tree and rear gated access to the parking area.

#### Consumer Notes :

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the website for any purpose.

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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.

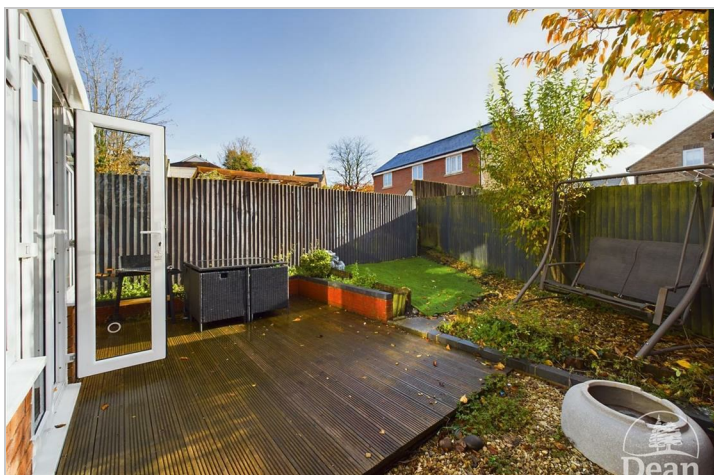
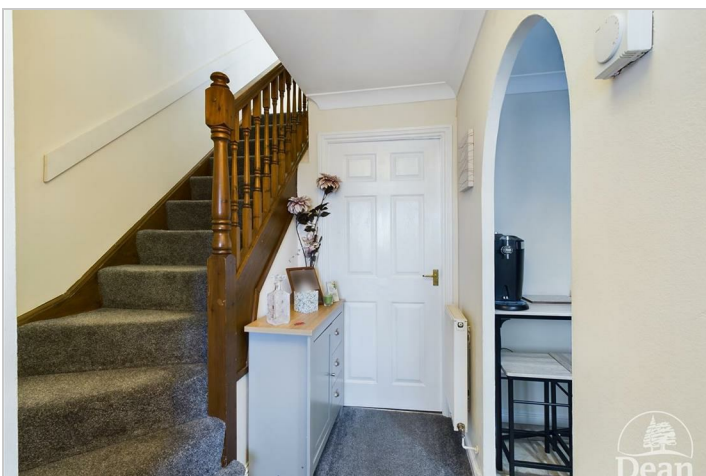
PRC Certificates – Some ex-local authority

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



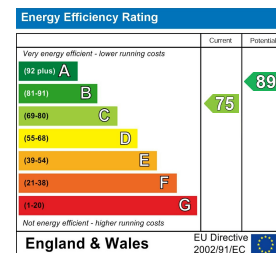
## Floor Plan



## 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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