



## 12 Parragate Road

Cinderford, GL14 2LY

£210,000



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 :

11'5" x 3'6" (3.50 x 1.07)

Door to front, stairs to first floor, radiator.

#### Cloakroom :

5'6" x 2'11" (1.68 x 0.90)

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

#### Kitchen :

11'7" x 6'1" (3.54 x 1.87)

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 :

12'0" x 12'11" (3.66 x 3.95)

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 :

9'8" x 6'10" (2.95 x 2.09)

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

#### First Floor Landing :

4'7" x 6'3" (1.42 x 1.93)

Access to loft.

#### Bedroom 1 :

12'7" x 9'9" (3.85 x 2.98)

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

#### Bathroom :

5'4" x 6'3" (1.65 x 1.93)

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

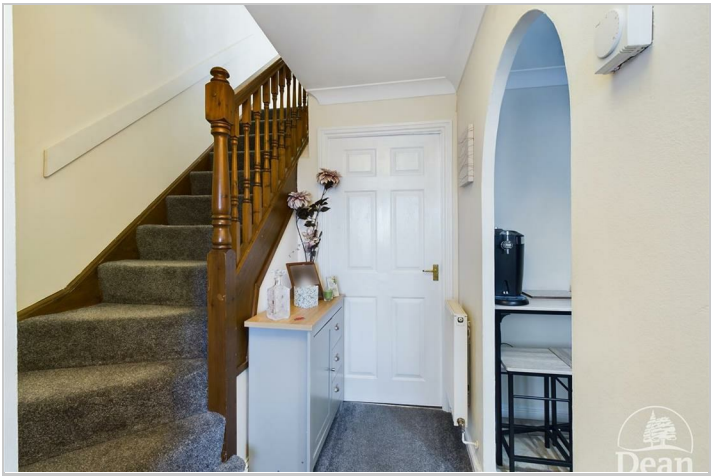
#### Bedroom 2 :

11'2" x 6'5" (3.41 x 1.96)

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.



## Road Map



## Hybrid Map



## Terrain Map



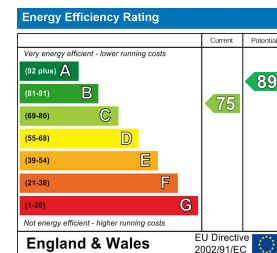
## Floor Plan



## 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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