



## Parragate

, Cinderford, GL14 2LU

£199,950



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

Dean Estate Agents are pleased to offer 'For Sale' this double bay fronted detached bungalow, being situated within easy walking distance of Cinderford Town Centre. The property benefits from, Sitting Room, conservatory, kitchen, two bedrooms, four piece bathroom, gardens to the front, side and rear, detached garage, gas central heating and double glazing.



#### Entrance Hall :

Entered via UPVC door, radiator, built in cupboard.

#### Sitting Room :

Double glazed bay window to front aspect, double glazed window to side aspect, two radiators, fireplace.

#### Kitchen :

Matching wall and base cabinets, 1.5 bowl sink unit, cooker point, plumbing for washing machine, double glazed window to side aspect, walk in pantry, radiator.

#### Bedroom 1 :

Double glazed bay window to front aspect, double glazed window to side aspect, fitted wardrobe, radiator.

#### Bedroom 2 :

Gas fire, built in cupboard, radiator, double glazed window to side aspect, two double glazed windows to rear aspect.

#### Bathroom :

Bath, shower cubicle, low level WC, pedestal wash hand basin, double glazed window to side aspect, radiator, access to loft space which is insulated and has an access ladder.

#### Conservatory :

Brick built with double glazed windows, door to outside, tiled floor, wall lighting.

#### Rear Hall / Boiler Room :

Wall mounted gas boiler.

#### Outside :

Front - Brick boundary wall, lawned garden, two hydrangea. Side - Patio and lawn.

Rear - Steps lead to a level garden laid to lawn and patio, pedestrian gate, outside water tap and sink, garden shed.

#### Detached Garage :

Up and over door plus side pedestrian door.

#### Consumer Notes :

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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 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.

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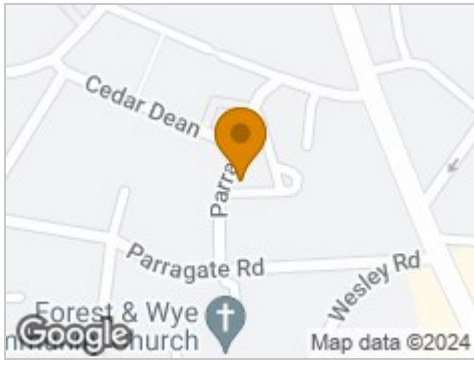
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



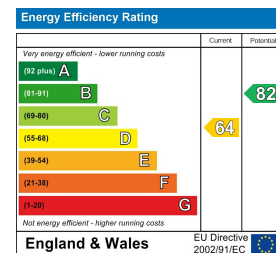
## Floor Plan



## 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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