



## Barleycorn Square

, Cinderford, GL14 2LF

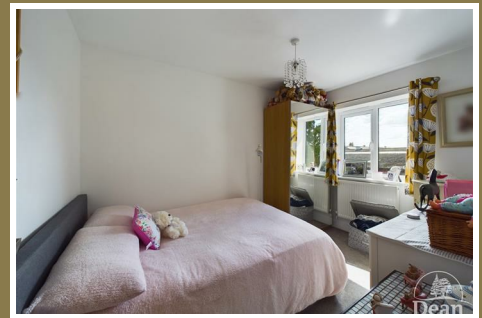
£210,000





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

Dean Estate Agents are thrilled to offer 'For Sale' this very well presented modern mid terrace property, situated in a quiet area within a short distance of the town centre. The property benefits from modern open plan Kitchen / Lounge with French doors overlooking the garden, downstairs cloakroom, 3 bedrooms one with en-suite, family bathroom, UPVC double glazing and gas central heating. Lovely well planned enclosed rear garden.



**Entrance Hallway :**

9'7" x 6'7" (2.93 x 2.03)

Wood effect tiled flooring, radiator, door to downstairs cloakroom.

**Downstairs Cloakroom :**

5'1" x 2'11" (1.57 x 0.90)

Low level WC, wash hand basin with vanity unit, double glazed window to front aspect, chrome heated towel rail, tiled floor.

**Open Plan Kitchen / Lounge :**

27'5" x 14'7" max being 'l' shaped (8.36 x 4.45 max being 'l' shaped)

Kitchen fitted with matching grey gloss wall and base cabinets, sink unit, integral wall mounted gas boiler, Integrated fridge/freezer, washing machine, electric oven with gas hob and extractor fan over, spot lighting, wood effect flooring which carries on through to the Lounge, double glazed window to front aspect. Living room has three radiators, TV aerial point, under stairs storage cupboard, electric fire inset into a hearth, double glazed French door with side panels to garden.

**First Floor Landing :**

10'4" x 3'4" (3.15 x 1.02)

Access to loft space which is part boarded with lighting, airing cupboard with radiator.

**Bedroom 1 :**

8'3" x 11'3" (2.54 x 3.44)

Double glazed window to rear aspect, radiator.

**Ensuite :**

8'4" x 3'1" (2.55 x 0.96)

Comprising of shower cubicle, low level WC, vanity sink unit, tiled floor, light tube, chrome heated towel rail.

**Bedroom 2 :**

11'2" x 7'11" (3.42 x 2.43)

Double glazed window to front aspect, radiator.

**Bedroom 3 :**

7'9" x 6'5" (2.38 x 1.97)

Double glazed window to front aspect, radiator.

Tel: 01594 825574

## Bathroom :

5'2" x 8'0" (1.58 x 2.44)

Three piece suite comprising low level WC, paneled bath with shower over, vanity sink unit, tiled feature wall, chrome heated towel rail, tiled floor, light tube.

## Outside :

Front - parking for two vehicles, bin store area.

Rear - the gardens are low maintenance with artificial grass (patio under), steps lead up to a lawned area, one side with Cotswold gravel.

There is a garden shed and the whole garden is private due to fenced boundaries.



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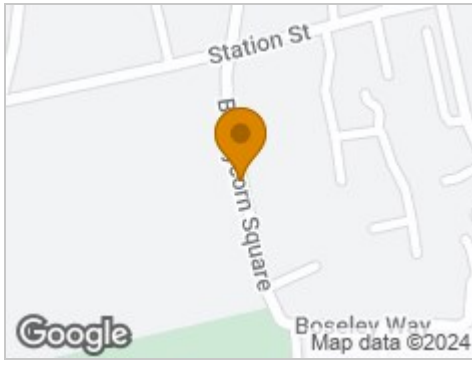
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## Road Map



## Hybrid Map



## Terrain Map



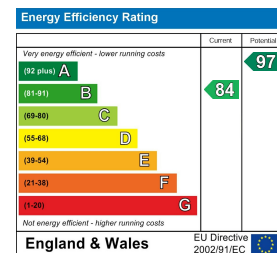
## Floor Plan



## 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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