



## Forest Road

Cinderford, GL14 2NR

£173,000



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

Dean Estate Agents are pleased to offer for sale this deceptive and well presented end of terraced house, conveniently situated to the town centre.

The property has a spacious lounge/diner, fitted kitchen, two double bedrooms and bathroom. Gas central heating and double glazing, enclosed rear garden.



#### Entrance Porch :

2'11" x 4'3" (0.90m x 1.30m)

Glazed door to outside, solid wooden door to Lounge/Diner.

#### Lounge/Diner :

21'9" x 11'9" (6.63 x 3.58)

A light and spacious room, double glazed windows to front and side aspects, stairs to first floor, under stairs storage cupboard, separate shelved cupboard, two radiators.

#### Kitchen :

11'6" x 9'5" (3.51 x 2.87)

Fitted with a range of matching pine storage units, gas cooker, sink unit, plumbing for washing machine, space for fridge/freezer, tiled floor, double glazed window to rear, door to side entrance.

#### Side Entrance :

2'11" x 3'9" (0.90m x 1.15m)

Double glazed door to outside.

#### First Floor Landing :

9'7" x 5'6" (2.93m x 1.70m)

Access to loft, radiator, built in cupboard containing the gas combi boiler.

#### Bedroom One :

11'9" x 11'7" (3.58 x 3.53)

Double glazed window to front, radiator.

#### Bedroom Two :

9'11" x 9'8" (3.02 x 2.95)

Double glazed window to rear, radiator, built in wardrobes.

#### Bathroom :

9'6" x 5'9" (2.90 x 1.75)

Bath with shower over, wash hand basin in vanity unit, low level Wc, tiled walls, double glazed window to side, vinyl flooring, radiator.

#### Outside :

Small enclosed gravelled area to the front, pedestrian access at the side leads to the low maintenance garden at the rear, cotswold stone and paving slabs and garden shed.

The adjoining property has right of pedestrian access along the path to the front.



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Tenanted Properties – 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.

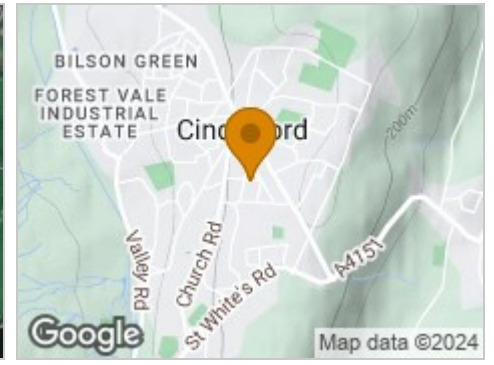
## Road Map



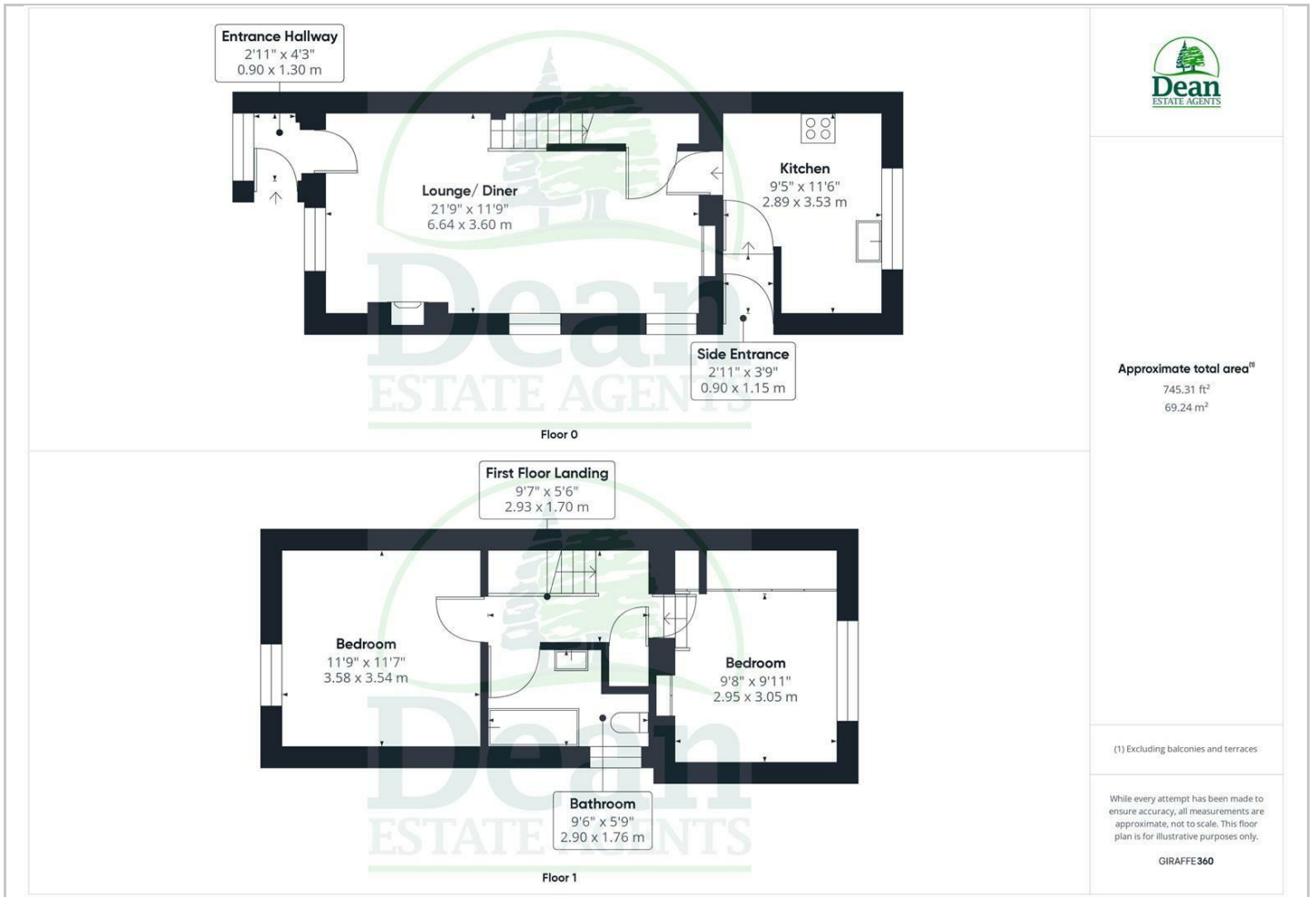
## Hybrid Map



## Terrain Map



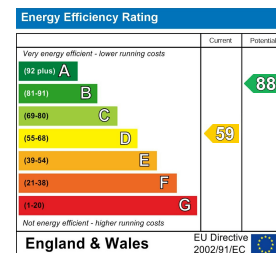
## Floor Plan



## 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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