



## Staple Edge View

Cinderford, GL14 3EJ

£250,000



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

Dean Estate Agents are delighted to offer 'For Sale' this four bedroom end terrace property, set over three levels, being situated on the outskirts of Cinderford Town.

The property also benefits from entrance hallway, two bedrooms and bathroom to the ground floor.

Two further bedrooms and two en-suite shower rooms to the first floor.  
Open plan Kitchen / Lounge / Diner and cloakroom to the lower ground floor.  
Garden, off road parking, gas central heating and double glazing



#### Entrance Hallway :

15'7" x 6'0" (4.76 x 1.84)

Stairs to first Floor, stairs to lower ground floor, radiator, double glazed window to front aspect.

#### Bedroom :

8'8" x 6'11" (2.66 x 2.12)

Radiator, double glazed window to front aspect.

#### Bathroom :

6'6" x 5'6" (1.99 x 1.68)

White suite comprising of bath, low level WC, wash hand basin, radiator, light / shaver point, part tiled walls.

#### Bedroom :

11'6" x 13'3" (3.52 x 4.04)

Radiator, TV aerial point, double glazed window to rear aspect with forest views.

#### First Floor Landing :

5'5" x 3'6" (1.67 x 1.09)

Double glazed window to side aspect.

#### Bedroom :

11'7" x 10'11" (3.54 x 3.35)

Built in wardrobes, radiator, double glazed window to rear aspect with views.

#### En-suite :

3'5" x 6'7" (1.06 x 2.01)

Shower cubicle, low level WC, wash hand basin, part tiled walls.

#### Bedroom :

9'9" x 10'1" (2.98 x 3.08)

Built in cupboard with gas central heating boiler, radiator, two double glazed windows to front aspect.

#### En-suite :

3'6" x 6'6" (1.08 x 1.99)

Shower cubicle, low level WC, wash hand basin, radiator, part tiled walls.

#### Lower Ground Floor :

##### Cloakroom / Utility :

4'9" x 6'0" (1.46 x 1.85)

Low level WC, wall and base cabinets, sink unit, plumbing for washing machine, radiator.

## Open Plan Kitchen / Lounge / Diner :

27'5" x 13'1" (8.37 x 4.00)

Kitchen Area - Matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven and grill, integrated fridge / freezer, tiled floor, understairs recess, radiator, down lighting, double glazed window to rear aspect.

Lounge / Dining Area - Laminate flooring, radiator, double glazed twin doors to outside.

## Outside :

Front - Open plan.

Rear - Large decked area with views of the Forest, lawn area, rear pedestrian gate with access to parking for 2 vehicles, small pond. Side - Timber built workshop / shed with power and lighting.



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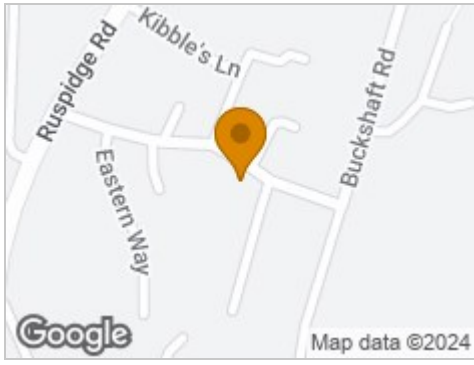
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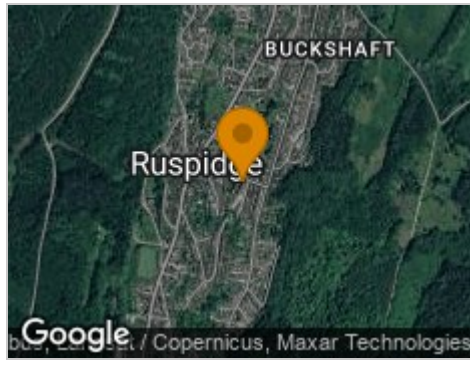
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## Road Map



## Hybrid Map



## Terrain Map



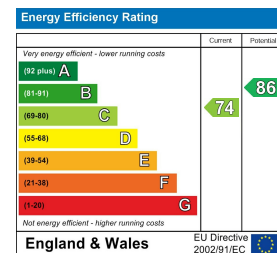
## Floor Plan



## 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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