



## Staple Edge View

Cinderford, GL14 3EJ

£240,000





\*\*\* 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 Four :

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 One :

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

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

#### Second Floor Landing:

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

#### Bedroom Two :

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 Three :

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 :

#### Open Plan Kitchen / Lounge :

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.

#### Lounge / Diner :

11'5" x 8'10" (3.49 x 2.70)

Laminate flooring, radiator, double glazed twin doors to outside.

#### Cloakroom / Utility :

6'3" x 7'3" (1.92 x 2.22)

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

#### 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.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability, or availability with respect to the website or the information, products, services, or related graphics contained on our website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement. Photographs used for advertising purposes may not necessarily be the most recent photographs. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

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.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

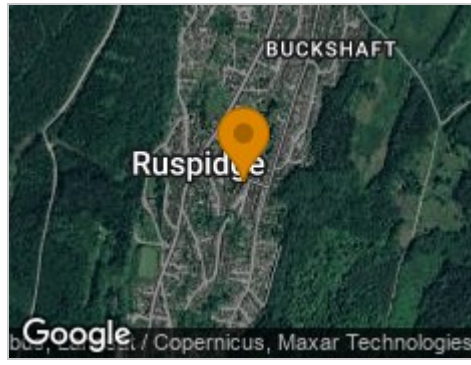
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the



## Road Map



## Hybrid Map



## Terrain Map



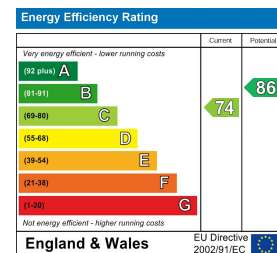
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.