



## Woodside Avenue

Cinderford, GL14 2DP

£300,000



**\*\* VIRTUAL TOUR AVAILABLE \*\*** Dean Estate Agents are thrilled to offer 'For Sale' this immaculate 3 bedroom semi detached bungalow which is in easy reach of the Town Centre. The property benefits from a hallway with tile effect flooring, fitted kitchen with space for table and chairs, lounge with feature fireplace & coal effect gas fire, double glazed conservatory with tiled floor and radiator, re-fitted luxury shower room, off road parking, garage (close to property), gardens to front and rear and views over the forest.



#### Entrance Porch :

Entered via UPVC door, UPVC door to Entrance Hallway.

#### Entrance Hallway :

Wood effect vinyl tile flooring, radiator, 3 separate storage cupboards, access to boarded loft with lighting.

#### Lounge :

Entered via half glazed door, two twin paneled radiators, feature stone fireplace with coal effect gas fire inset, wall lights, double glazed sliding patio door.

#### Conservatory :

Tiled floor, UPVC double glazed windows, glass roof, twin paneled radiator, double glazed door to patio adjacent.

#### Kitchen :

Entered via half glazed door, matching wall and base cabinets, glass display cabinet, electric oven and grill, induction hob, extractor hood, integrated fridge, plumbing for dishwasher, plumbing for washing machine, tiled splash backs, double glazed window to front aspect, tiled floor, radiator, space for table and chairs, UPVC double glazed door to side porch.

#### Side Porch :

Double glazed doors to front and rear, vinyl flooring.

#### Bedroom 1 :

Double glazed window to rear aspect, radiator.

#### Shower Room :

Re-fitted, shower cubicle with rain type shower, vanity wash hand basin and WC, fitted cupboards, underfloor heating, towel radiator, double glazed window to side aspect, down lighting, luxury vinyl tile flooring.

#### Bedroom 2 :

Double glazed window to rear aspect, radiator.

#### Bedroom 3 :

Entered via half glazed door (has previously been used as a dining room), double glazed window to rear aspect, radiator.

#### Outside :

Front - Twin gates open onto driveway, with adjacent pedestrian gate. Cotswold gravel and lawned with a circular stone feature, mature shrubs and flower borders. Patio adjacent to the conservatory, off road parking, views of the forest. Rear - Patio to the side and rear, lawned garden with shrubs, greenhouse, timber shed, stone outbuilding, outside water tap.

#### Consumer Notes :

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 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



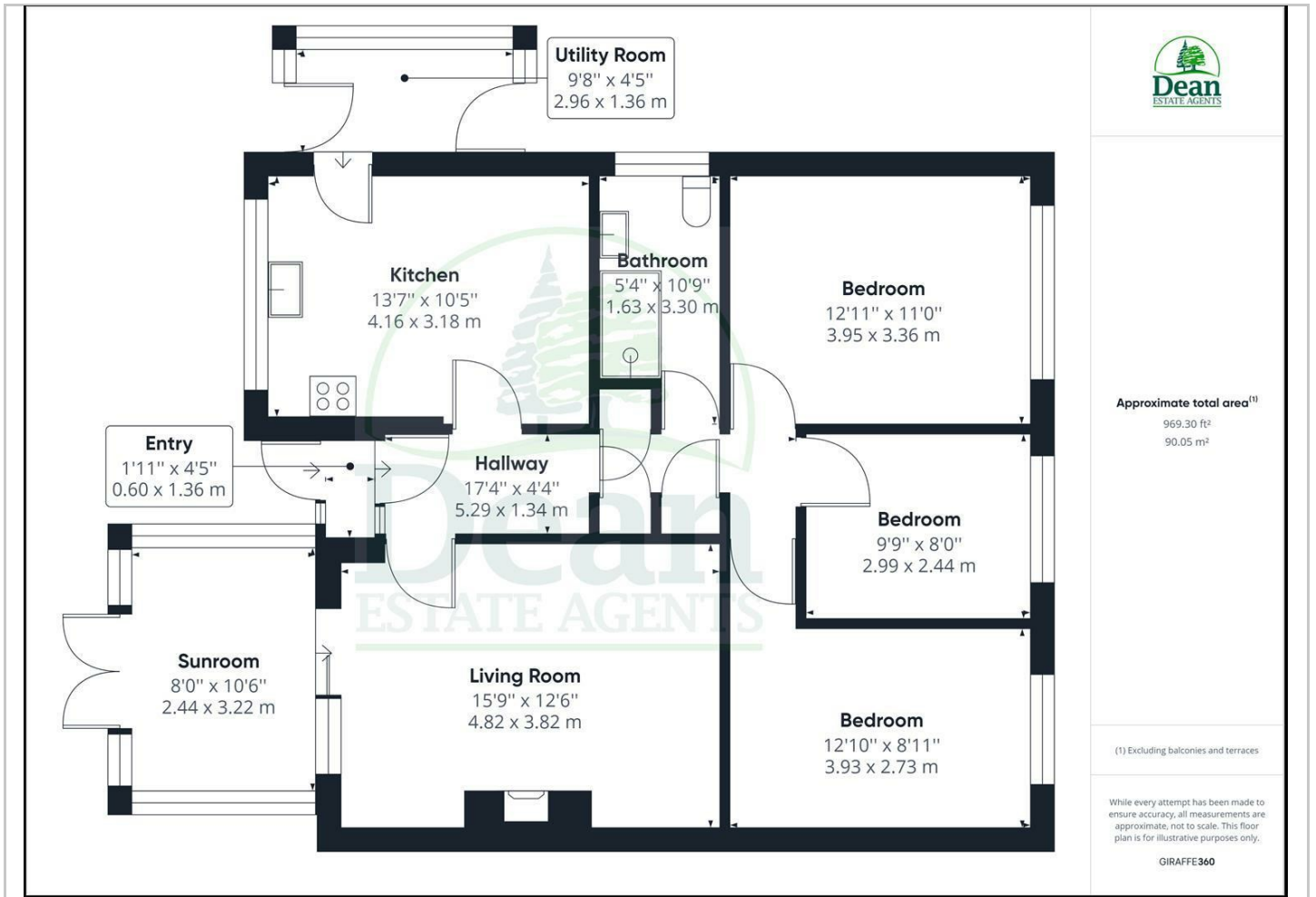
## Hybrid Map



## Terrain Map



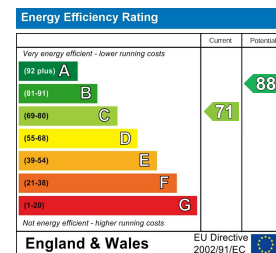
## Floor Plan



## 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



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.