



Cinders Crescent

Cinderford, GL14 2GB

£280,000



*** VIRTUAL TOUR AVAILABLE ***

Dean Estate Agents are thrilled to offer 'For Sale' this detached property set over three levels, being situated on the edge of Cinderford Town very close to woodland walks and cycle trails.

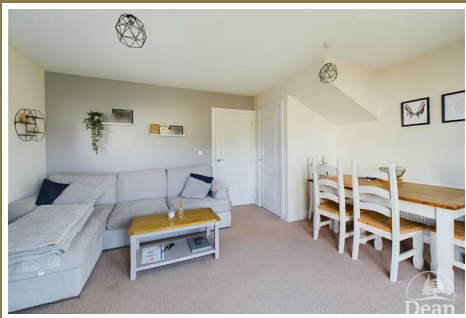
The property benefits from entrance hallway, cloakroom, fitted kitchen and lounge / diner to the ground floor.

To the first floor are two bedrooms and family bathroom.

To the second floor is the master bedroom with ensuite shower room, and study.

Outside to the side is off road parking for two vehicles, the rear garden is fully enclosed by brick walling and has two patios, lawned area, mature tree and shrubs.

*** VIEWING ARE STRONGLY ADVISED TO APPRECIATE WHAT THE PROPERTY OFFERS ***



Entrance Hallway :

9'1" x 3'5" (2.79 x 1.05)

Radiator, stairs to first floor.

Cloakroom :

5'4" x 2'11" (1.63 x 0.89)

Low level WC, wash hand basin, radiator, double glazed window to side aspect.

Kitchen :

9'1" x 7'9" (2.77 x 2.38)

Matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven and grill, extractor hood, integrated dishwasher, plumbing for washing machine, vinyl flooring, double glazed window to front aspect.

Lounge / Diner :

12'6" x 15'0" (3.82 x 4.58)

Double glazed window and French doors to rear garden, double glazed window to side aspect, radiator, built in cupboard.

First Floor Landing :

9'7" x 3'6" (2.94 x 1.09)

Built in airing cupboard, stairs to second floor, radiator.

Bedroom 1 :

9'3" x 12'1" (2.82 x 3.70)

Double glazed window to front aspect, double glazed window to side aspect, built in double wardrobe, radiator.

Bedroom 2 :

9'9" x 7'10" (2.99 x 2.39)

Double glazed window to rear aspect, double glazed window to side aspect, built in double wardrobe, radiator.

Bathroom :

5'6" x 6'11" (1.69 x 2.12)

White suite comprising of bath with mixer tap and shower head, low level WC, wash hand basin, towel radiator, part tiled walls, vinyl flooring, double glazed window to rear aspect.

Second Floor Landing :

6'8" x 4'0" (2.04 x 1.23)

Built in cupboard with Baxi gas boiler.

Master Bedroom :

13'6" x 7'10" (4.14 x 2.41)

Built in double wardrobe, sky light, radiator.

Tel: 01594 825574

En-suite Shower Room :

4'7" x 6'10" (1.40 x 2.09)

Shower cubicle, low level WC, wash hand basin, towel radiator, down lighting.

Study :

9'2" narrowing to 5'10" x 15'1" (2.8 narrowing to 1.78 x 4.62)

Being 'L' shaped and ideal for a small child, sky light, radiator.

Outside :

Front - Driveway with off road parking for two vehicles, Cotswold stone area, wrought iron boundary fencing, path to front door, side pedestrian access gate to rear.

Rear - Lawned garden with two patios, shrubs, mature trees, outside lighting, outside water tap, garden shed, and being fully enclosed by brick walling.



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



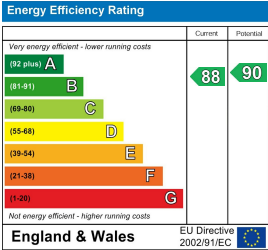
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.