



## Belle Vue Road

Cinderford, GL14 2AA

£255,000

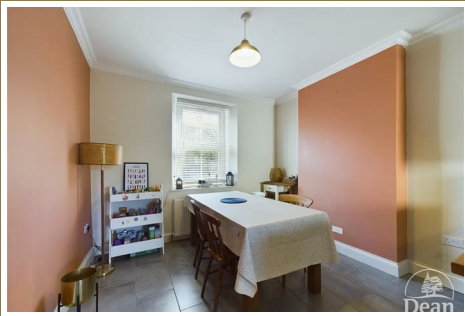




\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* \*\*\* NO ONWARD CHAIN \*\*\*

Dean Estate Agents are thrilled to offer 'For Sale' this attached property within easy walking distance of Cinderford Town centre.

The property benefits from entrance lobby, utility room, central hallway, sitting room, open plan kitchen/diner, three bedrooms, four piece family bathroom, good sized gardens, garage, gas central heating and double glazing.



#### Entrance Lobby :

5'5" x 5'2" (1.67 x 1.59)

Entered via UPVC door, natural stripped wood doors to utility room and hallway, double glazed window to side aspect.

#### Utility Room :

5'5" x 6'8" (1.66 x 2.05)

Plumbing for washing machine, wall mounted gas boiler, space and taps for a sink unit, double glazed windows to side and rear aspects.

#### Central Hallway :

11'5" x 9'10" (3.50 x 3.01)

Stairs to first floor, built in cupboard, wooden floor, double glazed window to rear aspect.

#### Sitting Room :

14'11" x 9'11" (4.57 x 3.03)

Fireplace (currently blocked off), radiator, TV aerial point, recessed shelving, two double glazed windows to front aspect.

#### Open Plan Kitchen/Diner :

10'10" x 20'11" (3.31 x 6.40)

Kitchen - Fitted with matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven and grill, extractor hood, integrated dish washer, breakfast bar, tiled splash backs, tiled floor, double glazed window to rear aspect.  
Dining Room - Tiled floor, radiator, double glazed window to front aspect.

#### First Floor Landing :

2'6" x 5'8" (0.77 x 1.75)

Built in cupboards, access to loft space.

#### Bedroom 1 :

14'11" x 10'4" (4.56 x 3.16)

Natural stripped wood door, radiator, two double glazed windows to front aspect.

#### Bedroom 2 :

10'8" x 10'2" (3.26 x 3.11)

Natural stripped wood door, radiator, double glazed window to rear aspect.

### Bedroom 3 :

10'9" x 10'3" (3.29 x 3.13)

Natural stripped wood door, radiator, double glazed window to front aspect.

### Bathroom :

10'4" x 7'2" (3.15 x 2.19)

Period style freestanding roll top bath, twin shower cubicle, WC, wash hand basin, radiator, towel radiator, vinyl flooring, double glazed window to rear aspect.

### Outside :

Driveway with gated access leading to good sized lawned garden, mature trees and a detached garage.

### Agents Note :

The adjoining property has right of access via the twin wrought iron gates to their property.



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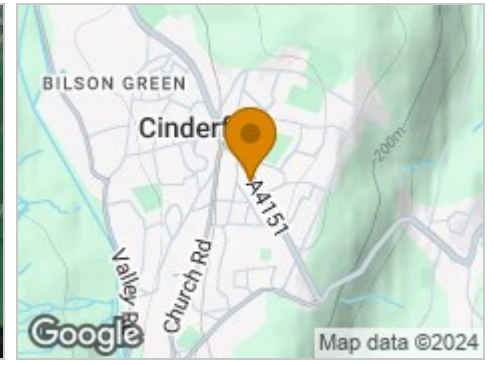
## Road Map



## Hybrid Map



## Terrain Map



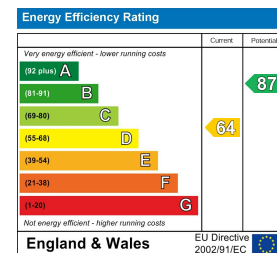
## Floor Plan



## 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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