



## Victoria Street Cinderford, GL14 2HH

£385,000



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

A spacious attached property built in 1857, standing in large mature gardens and enjoying forest views. The property boasts warmth and character throughout and comprises of entrance hallway, fitted kitchen, utility/cloakroom, study/office, large dining room, living room with twin doors to the conservatory which is in daily use all year round where one can enjoy the outlook over the mature gardens. To the first floor are three bedrooms and a spacious 4 piece family bathroom suite. A staircase leads to the useful attic room. Two sets of twin gates open onto two separate hard standings for parking there is also a Detached garage with store room below, gas central heating and double glazing.

\*\*\* THIS PROPERTY MUST BE VIEWED TO APPRCIATE WHAT IS ON OFFER \*\*\*



#### Entrance Hallway :

6'10" x 8'9" (2.085 x 2.67)

Entered via double glazed door, laminate flooring, small loft access, stable door to Kitchen, double glazed window.

#### Utility Room / Cloakroom :

6'4" x 5'10" (1.94 x 1.80)

Sink unit, base cupboard, wall cupboard, plumbing for dishwasher and washing machine, towel radiator, wooden window, tiled walls, laminate flooring, low level WC.

#### Kitchen :

12'7" x 9'2" (3.85 x 2.80)

Matching base cabinets, deep drawers, recess for fridge/freezer, electric cooker point, laminate flooring, downlighting, high ceilings, double glazed windows to side and rear aspects.

#### Dining Room :

11'2" x 11'8" (3.42 x 3.58)

Laminate flooring, radiator, dado rail, partially wood panelled walls, twin glazed doors to conservatory.

#### Living Room :

15'1" x 11'9" (4.61 x 3.60)

Gas log effect fire with tiled hearth, radiator, integral window, twin doors to Conservatory, glazed door to Inner Hall.

#### Inner Hallway :

7'4" x 6'6" (2.26 x 1.99)

Laminate flooring, stairs to first floor, under stairs storage area containing Worcester gas boiler, radiator, glazed door.

#### Study / Storeroom :

7'0" x 9'0" (2.13m x 2.74m)

Built in cupboards, laminate flooring, radiator, double glazed window to rear aspect, glazed door.

#### Conservatory :

23'3" x 8'9" (7.10 x 2.69)

Log burning stove, full length glazed doors overlooking the beautiful gardens, solid roof, four pairs of sliding doors, blinds, wall lighting, ceiling fan light, beamed ceiling, views across the forest and sunsets.

#### First Floor Landing :

11'0" x 3'5" (3.35m x 1.04m)

Door access to loft room, double glazed window to rear aspect.

#### Bedroom 1 :

13'2" x 11'9" (4.01m x 3.58m)

Exposed floor boards, radiator, two double glazed windows to front aspect with fabulous views over the garden and forest.

#### Bedroom 2 :

8'11" x 11'8" (2.72m x 3.56m)

Wall to wall fitted mirrored wardrobes, radiator, exposed floorboards, double glazed window to front aspect with fabulous views over the garden and forest.

#### Bedroom 3 :

7'2" x 9'4" (2.18m x 2.84m)

Radiator, double glazed window to rear aspect.

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### Bathroom :

12'8" x 9'3" (3.88 x 2.84)

Bath with shower attachment, shower cubicle, WC, pedestal wash hand basin, radiator, wall lighting, wooden floor, double glazed window to rear aspect.

### Attic Room :

25'1" x 10'10" (7.65 x 3.31)

Accessed via stairs behind a door on the first floor landing, built in cupboards, access to eaves storage, radiator, power points, two Velux windows with views over garden and surrounding forest.

### Outside :

South west facing with beautiful sunset outlook. Twin gates

give access to the large mature gardens, hardstanding area for off road parking for two vehicles, detached garage/workshop with power and lighting, under garage store. Attached studio/summer house with wood burning stove and sliding patio doors. Potting shed, greenhouse, tool shed, wood shed, outside lighting, outside water tap, various different terraces and levels, lawns,, raised vegetable beds, mature trees, composting area, fruit trees (two pear, quince, eating and cooking apple, three plums and a fig), fruit bushes, acers.



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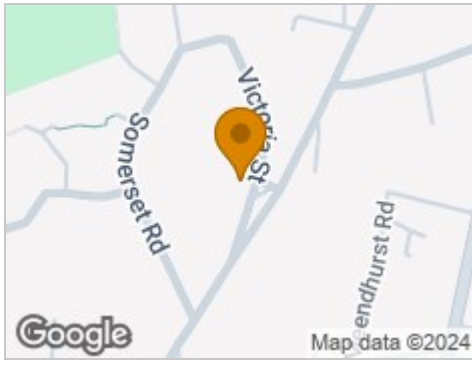
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## Road Map



## Hybrid Map



## Terrain Map



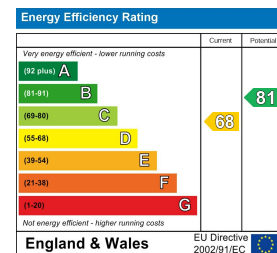
## Floor Plan



## 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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