



## Railway Road

Cinderford, GL14 3HJ

£235,000





\*\*\* NO ONWARD CHAIN \*\*\* \*\*\* CHARACTER SEMI-DETACHED COTTAGE \*\*\*RECENTLY RE-DECORATED\*\*\*

DEAN ESTATE AGENTS are pleased to offer "For Sale" this immaculate character cottage with natural stone fireplace inset wood burner, beamed ceiling in the living room, cottage style fitted kitchen with built in appliances, utility room, office, family bathroom master bedroom with ensuite shower room and further double bedroom. There is access from the master bedroom to a roof top terrace, lawned garden to the front enjoying a woodland outlook. The property has been re-decorated throughout and professionally cleaned.

We highly recommend a viewing to appreciate this delightful cottage and its character.  
On road parking.



#### Entrance Lobby :

3'6" x 2'7" (1.08 x 0.80)

Double glazed door to outside.

#### Living Room/Diner :

14'5" x 18'3" (4.40 x 5.58)

Natural stone feature fireplace with multi fuel stove and stone hearth, radiator, double glazed French doors to front garden, tiled floor, sky light, door to >

#### Office/Bedroom 3 :

8'2" x 5'5" (2.49 x 1.67)

With Velux window, high ceiling, tiled floor, radiator.

#### Kitchen :

13'3" x 7'8" (4.05 x 2.36)

Cottage style kitchen with matching wall and base cream cupboards, stainless steel sink unit, gas hob, oven and extractor hood, integrated dishwasher and fridge, double glazed window to front aspect, tiled floor, door to utility room, door to stairs, under stairs recess, space for table and chairs, radiator.

#### Utility Room :

5'10" x 10'9" (1.80 x 3.28)

With base units and work surfaces, double glazed window, UPVC door to front garden, space for washing machine, tumble dryer and freezer, tiled floor, radiator, all mounted gas boiler.

#### Inner Lobby :

2'9" x 2'11" (0.84 x 0.90)

Stairs to first floor landing.

#### Bathroom :

6'7" x 5'4" (2.01 x 1.63)

With wash hand basin and low level WC, tiled floor, Paneled bath with electric shower over, double glazed window to side, tiled walls.

#### First Floor Landing :

5'11" x 2'10" (1.81 x 0.87)

Double glazed window to rear aspect.

#### Bedroom 1 :

14'0" x 7'11" (4.28 x 2.42)

With two double glazed windows to front, built in wardrobe, wooden flooring, double glazed

door to roof terrace with wrought iron railings and woodland views.

**En-suite :**

7'7" x 5'5" (2.32 x 1.66)

Low level WC, wash hand basin, tiled floor, walk-in shower, double glazed window to front aspect.

**Bedroom 2 :**

8'11" x 11'1" (2.74 x 3.40)

Wooden floor, double glazed window to front, Velux window, radiator.

**Outside :**

From the lane steps and pedestrian gate access the property. The garden lies predominantly to the front which is laid to lawn there is a wooden shed, shrubs, paved area for outside dining. Close to woodland walks.



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.

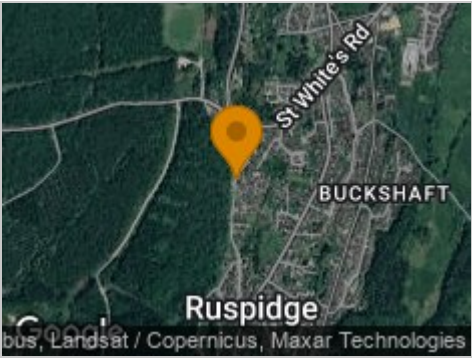
The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

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

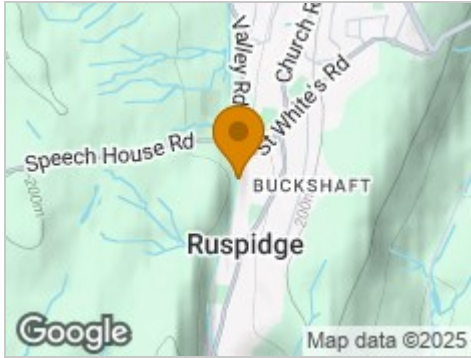
Road Map



Hybrid Map



Terrain Map



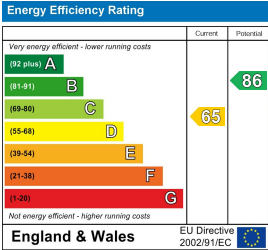
Floor Plan



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.