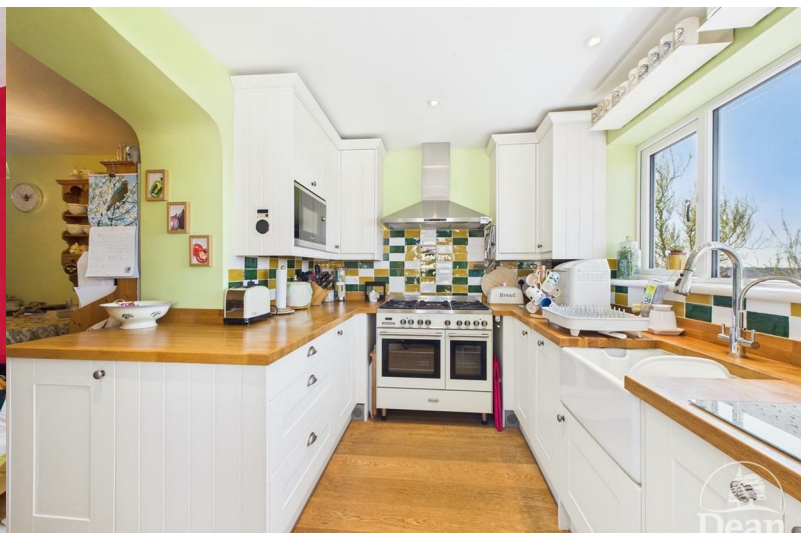




## Woodside Street

Cinderford, GL14 2NU

£260,000





\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are delighted to offer 'For Sale' this three bedroom end terrace property which is situated within easy walking distance of Cinderford Town Centre, with far reaching views to the rear.

The property comprises of entrance hallway, two reception rooms, open plan dining room/kitchen with built in appliances, first floor landing with access to loft space, three bedrooms, family shower room, gas central heating, double glazing, stripped doors and many solid wood floors. Enclosed low maintenance garden to front and rear, utility room and access to cellar.



#### Entrance Hallway :

11'8" x 5'6" (3.58 x 1.68)

Entered via composite door, stripped doors to reception rooms 1, 2 and dining room, stairs to first floor, fuse box, vinyl over solid wood flooring.

#### Sitting Room :

11'9" x 10'11" (3.59 x 3.34)

Fireplace with gas fire inset and book shelves to either side, solid wood floor, radiator, telephone and ethernet sockets, UPVC double glazed sash window to front aspect.

#### Study :

11'8" x 8'4" (3.57 x 2.55)

Radiator, wooden parquet flooring, book shelving, UPVC double glazed sash window to front aspect.

#### Open Plan Kitchen/Diner :

19'6" x 11'10" (5.96 x 3.62)

Kitchen - Matching wall and base cabinets, Belfast style sink, integrated fridge/freezer, integrated slimline dishwasher, integrated microwave, two pull out base corner storage carousels, DeLonghi dual fuel range style cooker, extractor hood, oak work surfaces, UPVC double glazed door to rear, UPVC double glazed window to rear aspect with far reaching views over

woodland.

Diner - Radiator, solid oak flooring, opening to Kitchen.

#### First Floor Landing :

15'9" x 5'4" (4.81 x 1.65)

Stripped doors to all bedrooms and shower room, wall lighting, access to loft space (accessed via wooden ladder, boarded with a light and Velux window), UPVC double glazed window to front aspect.

#### Bedroom 1 :

11'10" x 11'8" (3.61 x 3.58)

Radiator, solid wood floor, UPVC double glazed sash window to front aspect

#### Bedroom 2 :

11'10" x 8'3" (3.62 x 2.54)

Vertical radiator, UPVC double glazed sash window to front aspect.

#### Bedroom 3 :

7'5" x 11'10" (2.28 x 3.61)

Radiator, solid wood floor, telephone and ethernet sockets, UPVC double glazed tilt and turn window to rear aspect with far reaching views over woodland.

### Shower Room :

9'10" x 6'10" (3.00 x 2.09)

Quadrant shower cubicle with rain shower head, low level WC, wash hand basin, built in storage cupboard, shaver point, towel radiator, vinyl flooring, UPVC double glazed window to rear aspect.

### Utility Room :

10'0" x 7'1" (3.05 x 2.17)

Accessed from outside, plumbing for washing machine, space for tumble dryer, Belfast style sink, wall mounted gas boiler, UPVC double glazed window to rear aspect.

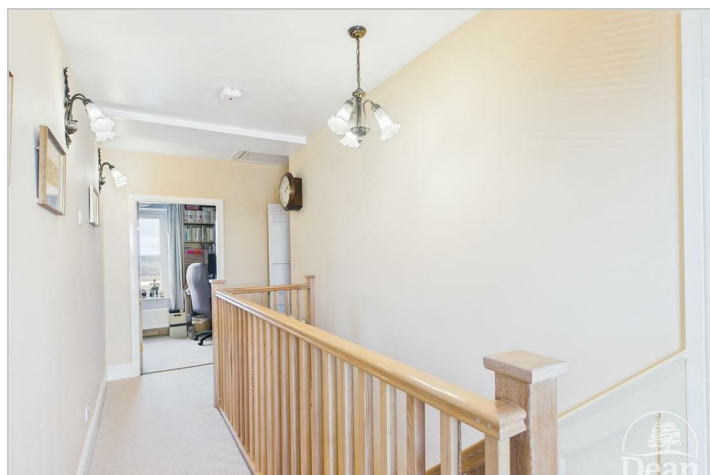
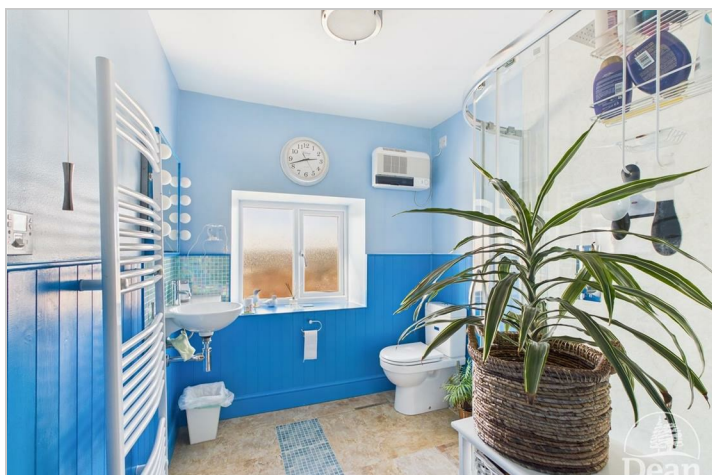
### Cellar :

Accessed via gate through to garden of number 65, the cellar is situated under the dining room.

### Outside :

Front - Low maintenance with path and gravel areas and fully enclosed by wrought iron fencing with pedestrian access gate.

Rear - Lean to greenhouse, raised patio with steps down to gravel beds, fully enclosed by fencing, small pond, fully enclosed by wall and fencing, mature shrubs, circular garden seat, electric socket point, gate through garden of number 65 to the cellar



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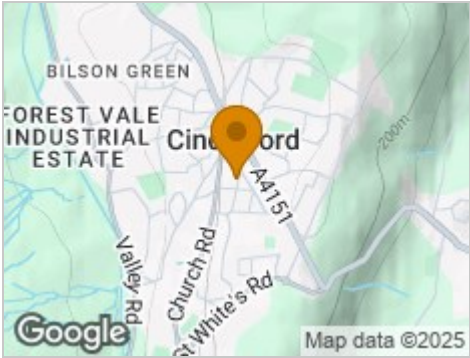
Road Map



Hybrid Map



Terrain Map



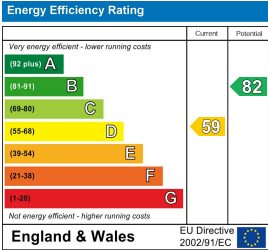
Floor Plan



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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