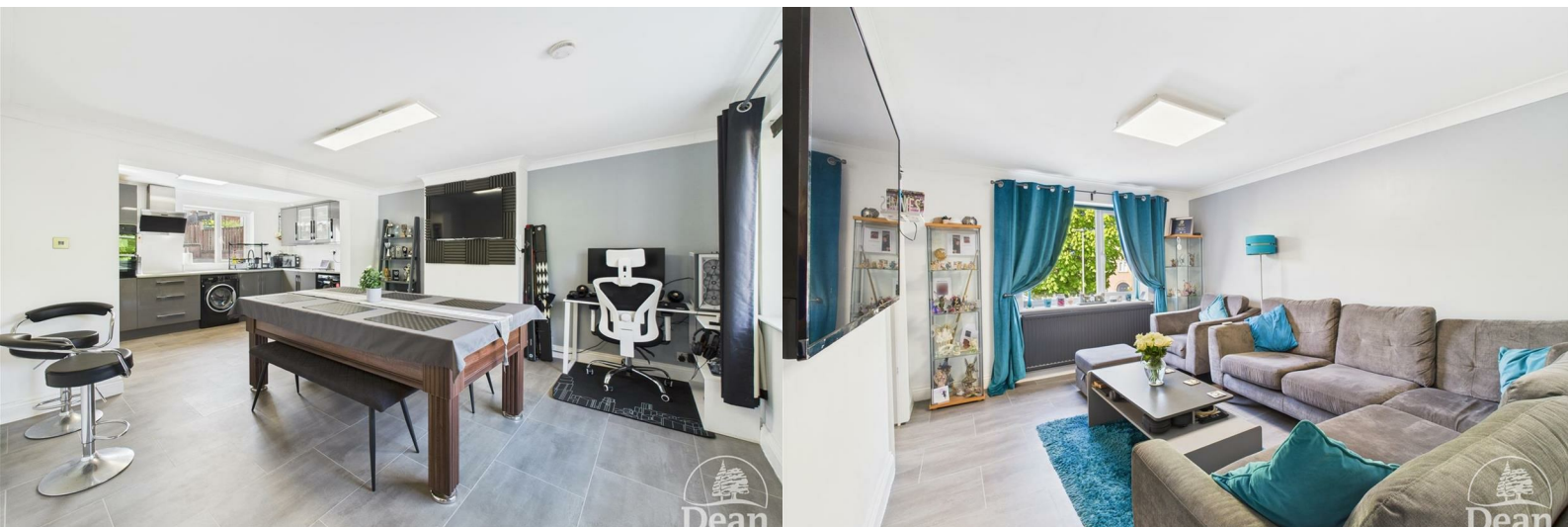




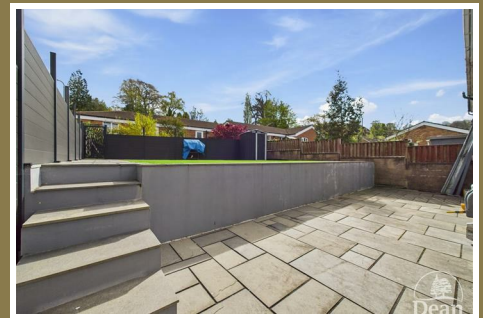
## 9 Hart Green , Cinderford, GL14 3AB

£299,999



Dean Estate Agents are thrilled to offer "For Sale" this immaculately presented end of terrace house.

The property is of neutral colour throughout and has LED panel lighting, Karndean flooring on the ground floor, open plan fitted kitchen/diner/family room, sitting room, downstairs shower room, 4 bedrooms and family bathroom, double glazing and gas heating. Off road parking to the front and a good size garden to the rear with a large patio and Astro turf for ease of maintenance.



#### Entrance Porch :

Door to Open plan fitted kitchen/dining room.

#### Dining Area :

Stairs to first floor, Karndean tile effect flooring, double glazed window to front aspect, vertical radiator, opening through to kitchen.

#### Kitchen :

Matching wall and base cabinets, sink unit, integrated double oven, electric hob and extractor hood, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, under stairs storage area, Karndean tile effect flooring, vertical radiator, double glazed window to rear aspect, double glazed door to rear hallway.

#### Shower Room :

Fully tiled walk in twin shower enclosure, low level WC, wash hand basin, tiled splash backs, tiled floor, double glazed window to rear aspect.

#### Side Hallway :

Radiator, UPVC door to outside.

#### Lounge :

Radiator, Karndean tile effect flooring, double glazed window to front aspect.

#### First Floor Landing :

Built in airing cupboard containing the gas boiler, two separate loft access's one with ladder and one is part boarded.

#### Bedroom 1 :

Radiator, built in over stairs storage area, double glazed window to front aspect.

#### Bedroom 2 :

Radiator, double glazed window to front aspect.

#### Bedroom 3 :

Radiator, double glazed window to rear aspect.

#### Bedroom 4 :

Currently used as a dressing room, radiator, wood effect laminate flooring, window to front aspect.



**Bathroom :**

Bath with shower attachment, low level WC, wash hand basin, tiled walls, double glazed window to rear aspect, radiator.

**Outside :**

Front - Off road parking for several vehicles, side access to rear garden.  
Rear - Low maintenance with patio, retaining wall with steps leading to a large level area with Astro turf, garden shed, fully enclosed by fencing.



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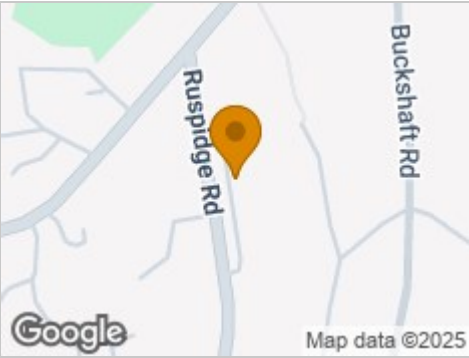
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs 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.

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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

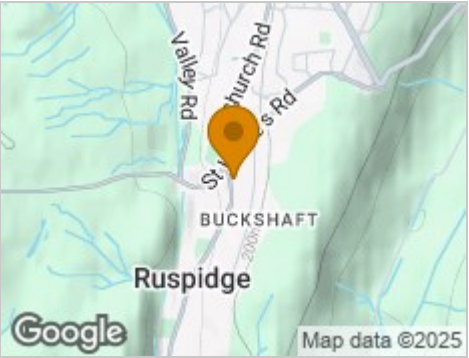
Road Map



Hybrid Map



Terrain Map



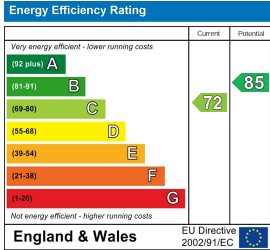
Floor Plan



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



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