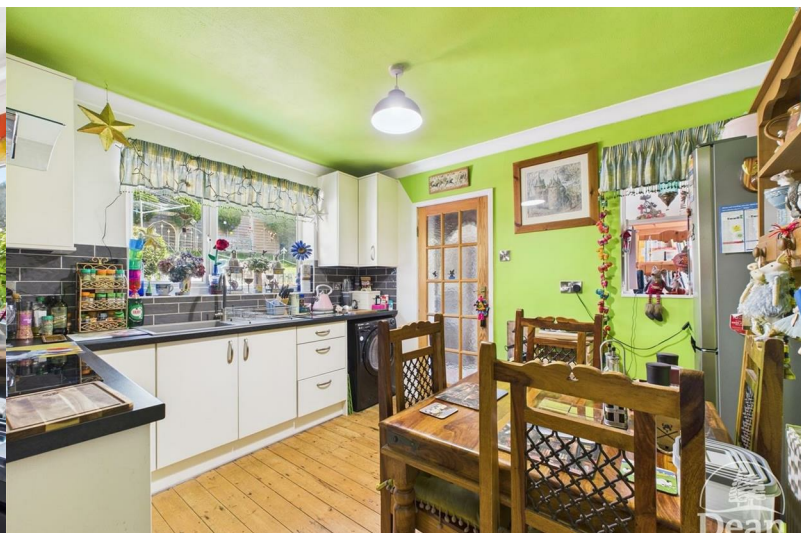




## Tramway Road

Cinderford, GL14 3AY

£355,000





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

Dean Estate Agents are thrilled to advertise 'For Sale ' this two/three bedroom detached bungalow standing in an elevated large plot and situated on a no through road, with views towards woodland.

The property comprises of entrance hallway, sitting room/bedroom 3, lounge, fitted kitchen, two further bedrooms, white bathroom, side hallway, gas central heating, double glazing, tiered gardens to front and rear with woodland views



#### Entrance Hall :

15'10" x 4'0" (4.85 x 1.23)

Entered via UPVC door, exposed floor boards, built in cupboard, radiator, fuse board, stripped doors.

#### Sitting Room/Bed 3 :

11'11" x 10'10" (3.64 x 3.32)

Wood flooring, radiator, double glazed windows to front and side aspects.

#### Kitchen :

10'7" x 9'11" (3.23 x 3.03)

Matching wall and base cabinets, sink unit, electric cooker, hob and extractor hood, plumbing for washing machine, built in cupboard with radiator, space for table and chairs, exposed floorboards, radiator, double glazed windows to side and rear aspects, glazed door to side hallway.

#### Bedroom 1 :

11'11" x 10'8" (3.65 x 3.27)

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

#### Bedroom 2 :

11'10" x 8'11" (3.62 x 2.72)

Exposed floorboards, radiator, double glazed window to rear aspect, access to loft space (via ladder) which is boarded, has a light and houses the gas central heating boiler.

#### Bathroom :

5'6" x 6'10" (1.69 x 2.09)

White bath with shower over, low level WC, wash hand basin, part tiled and wood clad walls, vinyl flooring, radiator, double glazed window to rear aspect.

#### Side Hallway :

12'4" x 4'5" (3.77 x 1.36)

Radiator, vinyl flooring, UPVC double glazed doors to front and rear.

#### Lounge :

12'4" x 9'10" (3.78 x 3.01)

Radiator, double glazed window to front aspect with woodland views.

#### Outside :

The property is approached up a sloping public

pathway to a gated access at the side.  
Front - Extensive tiered lawned garden, raised patio and pond, woodland views.  
Rear - Patio adjacent to property, rockeries, steps up to lawn garden and shed, enclosed by fences and hedging. Pedestrian access to either side, magnolia tree and mature shrubs.



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



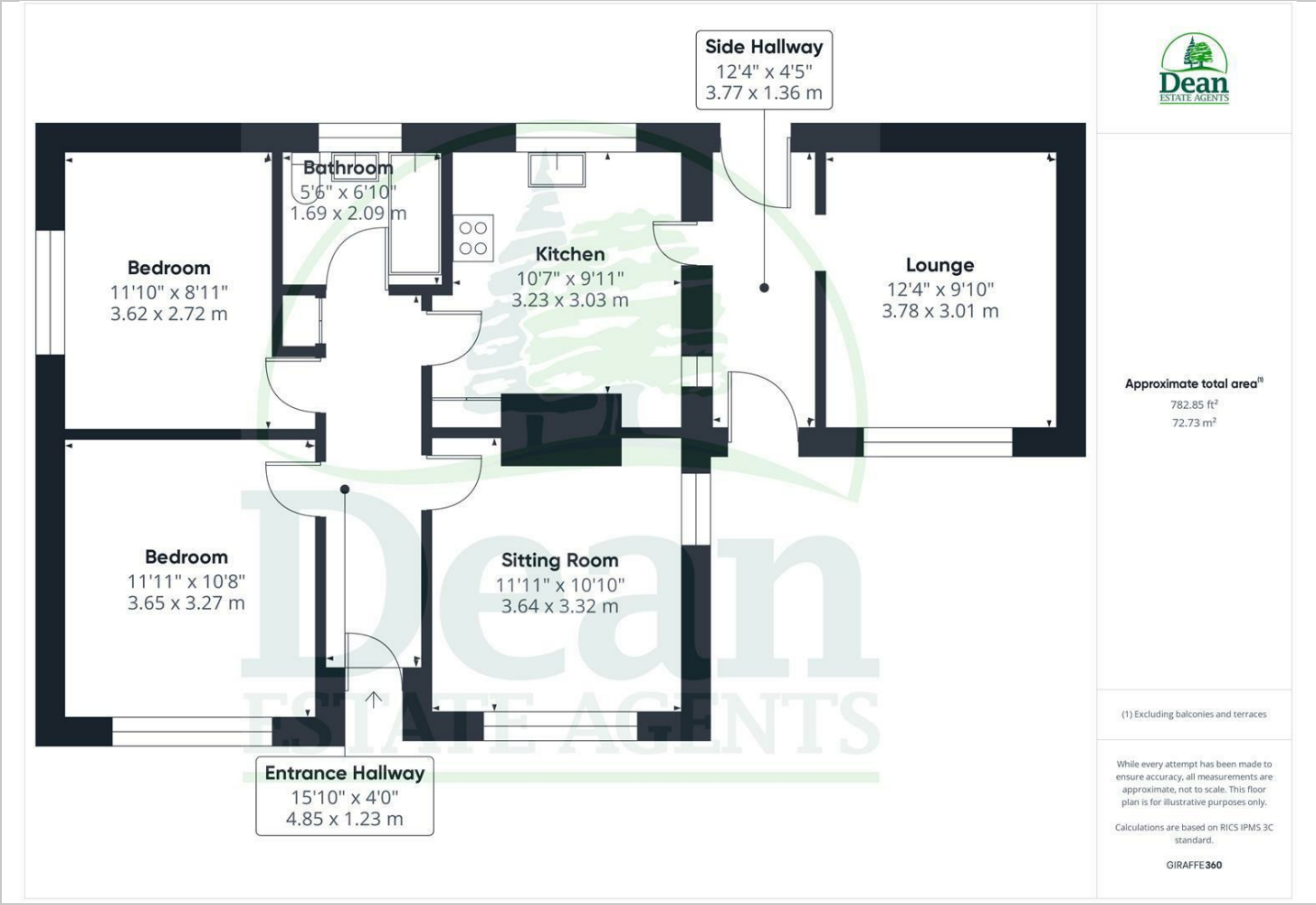
Hybrid Map



Terrain Map



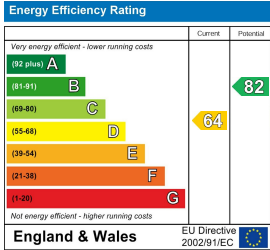
Floor Plan



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.