



## Ashdean

Denecroft, Cinderford, GL14 2LL

£200,000





Dean Estate Agents are thrilled to offer 'For Sale' this well maintained spacious semi-detached house. The stone front has recently been re-pointed and a new roof replaced. The property has two reception rooms, fitted kitchen with built in appliances, shower room and 2/3 bedrooms. To the rear is a mature garden with patio area, lawn, raised flower beds, greenhouse and sheds together with a garage/workshop.



#### Sitting Room :

12'0" x 11'10" (3.66 x 3.62)

UPVC door to front, double glazed window to front aspect, single panel radiator, fuse board, gas fire, glazed doors to Dining Room .

#### Dining Room :

12'0" x 12'9" (3.66 x 3.90)

Laminate flooring, double glazed window to side aspect, stairs to first floor with understairs recess, twin paneled radiator, glazed door to Kitchen.

#### Kitchen :

12'0" x 9'10" (3.67 x 3.00)

Matching wall and base cabinets, five ring gas hob, electric oven and grill, extractor hood, plumbing for washing machine, integrated fridge/freezer, vinyl flooring, double glazed window to side aspect, single panel radiator, space for table and chairs, glazed door to Entrance Lobby.

#### Entrance Lobby :

3'6" x 3'5" (1.09 x 1.05)

Double glazed door to outside.

#### Shower Room :

7'10" x 5'11" (2.39 x 1.82)

Twin shower cubicle, low level WC, vanity wash hand basin, double glazed window to rear aspect, towel radiator, separate radiator, vinyl flooring, partially tiled walls.

#### First Floor :

##### Bedroom 1 :

12'0" x 12'10" (3.67 x 3.92)

Natural wood flooring, double glazed window to front aspect, twin paneled radiator.

##### Walk Through Room:

12'0" x 9'4" (3.66 x 2.86)

Natural wood flooring, double glazed window to rear aspect, fitted wardrobes, twin paneled radiator, built in cupboard with gas boiler, door to Attic Room / Bedroom 2.

##### Attic Room / Bedroom 2:

12'5" x 12'10" (3.80 x 3.93)

A really light and airy room. Natural wood flooring, double glazed window to side aspect, single panel radiator, eaves storage.

## Outside :

The mature and well tended gardens lie to the rear of the property. There is side and rear gate access, lawned area, patio, sheds and greenhouse, raised flower bed with natural dry stone wall boundary, flower/shrub borders, water tap and lighting.

## Garage/workshop

A detached garage with power and light, accessed from the road at the rear of the property.



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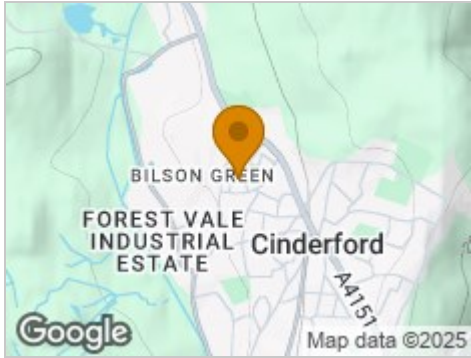
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Floor 2

**Approximate total area<sup>(1)</sup>**  
983.89 ft<sup>2</sup>  
91.41 m<sup>2</sup>

**Reduced headroom**  
11.17 ft<sup>2</sup>  
1.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

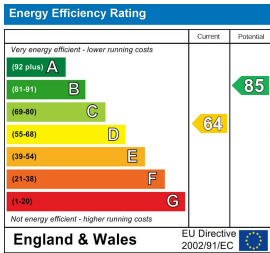
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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