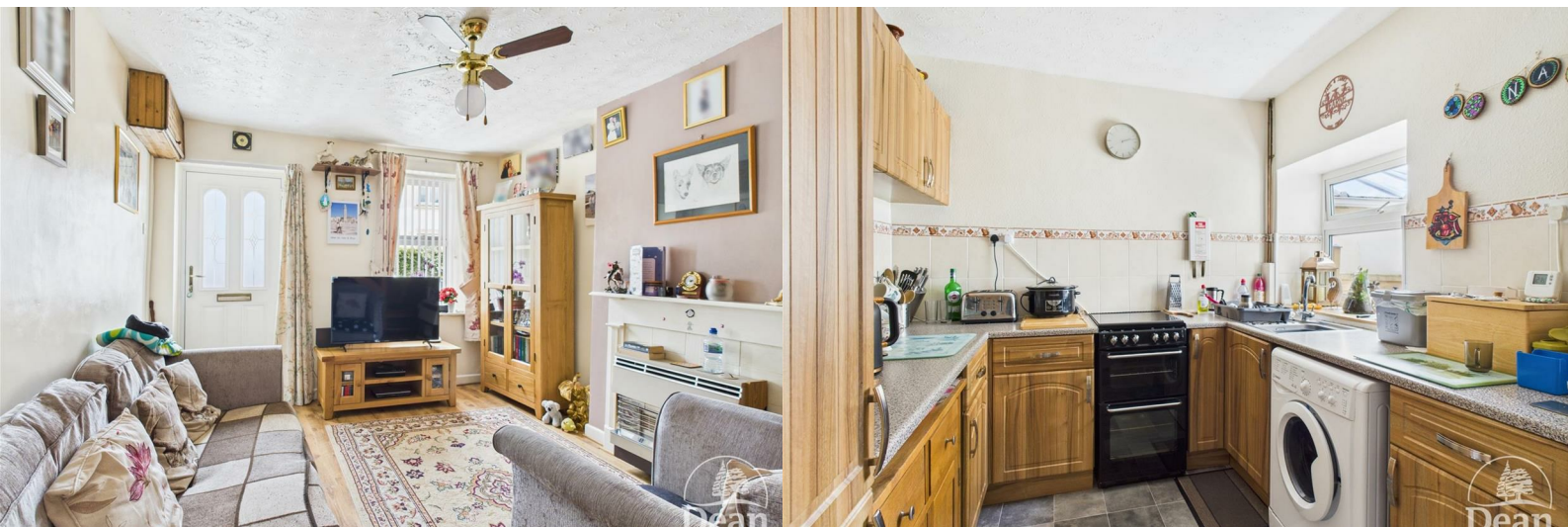




Parragate Road

Cinderford, GL14 2JZ

£170,000



*** VIRTUAL TOUR AVAILABLE ***

Dean Estate Agents are happy to advertise 'For Sale' this two bedroom mid terrace property situated a short walking distance from Cinderford Town Centre.

The property benefits from sitting room, kitchen, downstairs shower room, two bedrooms, gas central heating, double glazing and garden to rear.

Main photo shows rear of property.



Sitting Room :

14'0" x 10'9" (4.29 x 3.29)

Entered via UPVC door, gas fire, laminate floor, radiator, open tread staircase to first floor, double glazed window to front aspect, doorway and two steps down to kitchen.

Kitchen :

8'1" x 10'8" (2.48 x 3.26)

Matching wall and base cabinets, sink unit, gas cooker point, space for washing machine, radiator, tiled splash backs, vinyl flooring, double glazed window to rear, door to rear lobby.

Rear Lobby :

3'7" x 5'4" (1.11 x 1.63)

Vinyl floor, double glazed door to outside.

Shower Room :

8'9" x 5'4" (2.67 x 1.63)

Shower enclosure, low level WC, wash hand basin, radiator, tiled walls, Worcester gas boiler, double glazed window to rear aspect.

Stairs to First Floor :

Wood paneling to walls, two steps down to bedroom 2.

Bedroom 1 :

10'9" x 10'11" (3.30 x 3.34)

Access to loft space, radiator, double glazed window to front aspect.

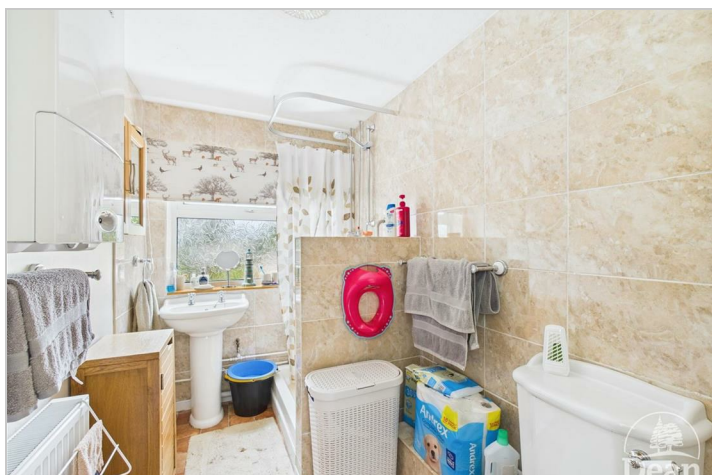
Bedroom 2 :

5'7" x 10'8" (1.71 x 3.26)

Airing cupboard with radiator, radiator, , double glazed window to rear aspect.

Outside :

Garden to rear laid to lawn with flower and shrub borders, greenhouse, shed, right of pedestrian access over neighbouring property number 37.



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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

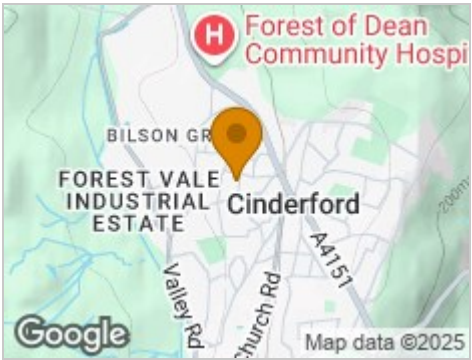
Road Map



Hybrid Map



Terrain Map



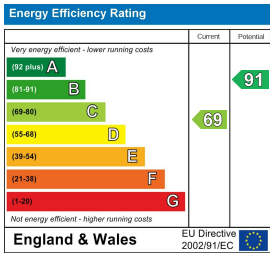
Floor Plan



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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