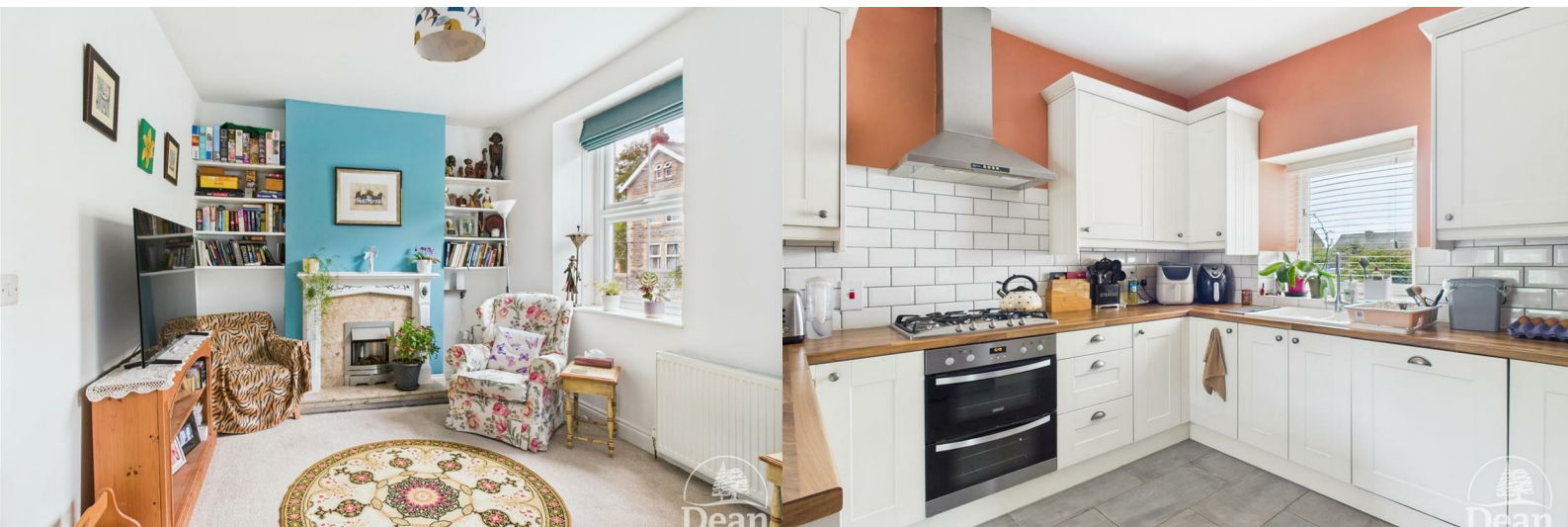




## Belle Vue Road

Cinderford, GL14 2AA

Price Guide £280,000

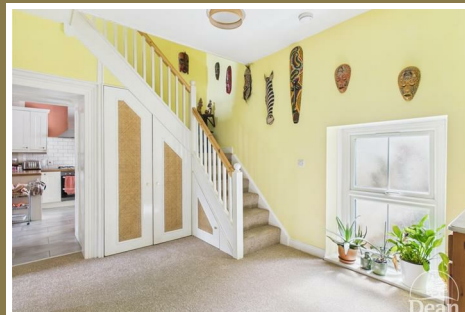




Situated on the Belle Vue Road in Cinderford, this delightful attached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room features a lovely fireplace with electric fire inset, creating a warm and welcoming atmosphere, perfect for relaxing evenings or entertaining guests.

The house includes a four-piece bathroom, ensuring convenience for all residents. With parking available for up to three vehicles, you will never have to worry about finding a space. The property is also conveniently located within easy walking distance to the town centre, providing access to a variety of shops, cafes, and local amenities.

This home is an ideal choice for those seeking a blend of comfort and practicality in a friendly community. With its attractive features and prime location, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming house your new home.



#### Entrance Lobby :

5'5" x 5'4" (1.67 x 1.65)

Entered via UPVC door, natural stripped wood doors to utility room and hallway, tiled floor, double glazed window to side aspect

#### Utility Room :

6'9" x 5'5" (2.07 x 1.66)

Plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, sink unit, tiled floor, double glazed window to side and rear aspects.

#### Central Hallway :

9'10" x 11'6" (3.02 x 3.52)

Stairs to first floor, built in cupboard, double glazed window to rear aspect.

#### Sitting Room :

9'11" x 14'11" (3.03 x 4.55)

Feature fire surround with electric fire inset, radiator, TV aerial point, recessed shelving, two double glazed windows to front aspect.

#### Open Plan Kitchen / Diner :

21'1" x 10'9" (6.43 x 3.30)

Kitchen - Fitted with matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven and grill, extractor hood, integrated dishwasher, breakfast bar, tiled splash backs, tiled floor, double glazed window to rear aspect.

Dining Room - Tiled floor, radiator, double glazed window to front aspect.

#### First Floor Landing :

5'10" x 2'5" (1.80 x 0.76)

Built in cupboards, access to loft space.

#### Bedroom 1 :

10'4" x 14'11" (3.17 x 4.56)

Natural stripped wood door, radiator, two double glazed windows to front aspect.

#### Bedroom 2 :

10'2" x 10'8" (3.11 x 3.27)

Natural stripped wood door, radiator, double glazed window to rear aspect.

**Bedroom 3 :**

10'3" x 10'8" (3.14 x 3.27)

Natural stripped wood door, radiator, double glazed window to front aspect.

**Bathroom :**

7'3" x 10'4" (2.21 x 3.16)

Period style freestanding roll top bath, twin shower cubicle, low level WC, pedestal wash hand basin, radiator, towel radiator, vinyl flooring, double glazed window to rear aspect.

**Outside :**

Driveway with gated access to parking area and garage, Cotswold stone area, enclosed lawned gardens, mature trees, greenhouse shed and patio.

**Agents Note :**

The adjoining property has right of access via the twin gates to their property, but this is rarely used.



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



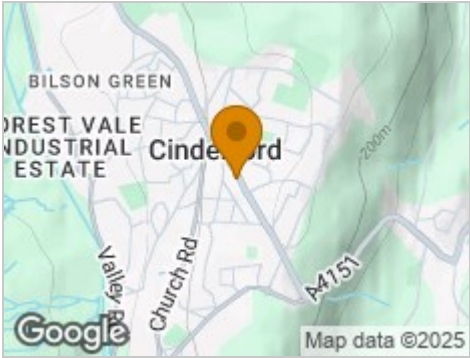
Road Map



Hybrid Map



Terrain Map



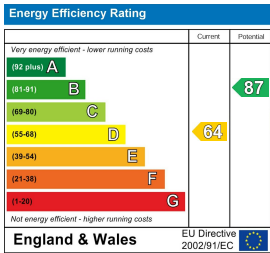
Floor Plan



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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