



## 18 Steam Mills Road Cinderford, Gloucestershire, GL14 3JB

£240,000



Main photo is the rear of the property

\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer to the market this family home with a sunny rear garden, ample off road parking, large garage & storage room. The accommodation comprises of two reception rooms to include spacious lounge/dining room and conservatory, a modern kitchen and a handy downstairs cloakroom. Upstairs there are three good sized bedrooms and a family bathroom with modern three piece suite.

Cinderford provides a range of shops, cafés, traditional pubs, and everyday conveniences, while leisure highlights include the historic Palace Cinema and the Dean Heritage Centre. For those who enjoy the outdoors, Cinderford is an excellent base from which to explore the Forest of Dean's woodlands, trails, and wildlife.



Approached via UPVC double glazed front door into:

**Entrance Hallway:**

6'10" x 5'11" (2.09m x 1.81m)

Single panelled radiator, smoke alarm, doors to kitchen, cloakroom & lounge/dining room, stairs to first floor landing, power & lighting.

**Lounge/Dining Room:**

19'10" x 10'2" (6.06m x 3.11m)

UPVC double glazed window, double panelled radiator, gas fire, UPVC double glazed doors to conservatory, power & lighting.

**Conservatory:**

10'10" x 8'9" (3.31m x 2.69m)

UPVC double glazed windows & doors, tiled flooring, power & lighting.

**Kitchen:**

14'2" x 8'11" (4.32m x 2.74m)

UPVC double glazed window & door, a range of modern base, wall and drawer units, Belfast sink, space & plumbing for dishwasher, double oven, space for fridge/freezer, extractor hood, tiled flooring, double panelled radiator, power & lighting.

**Cloakroom:**

5'11" x 4'3" (1.81m x 1.32m)

UPVC double glazed window, vanity sink unit, W.C., space & plumbing for washing machine, storage cupboard, lighting.

**First Floor Landing:**

10'0" x 2'5" (3.06m x 0.76m)

Doors to bedrooms & bathroom, loft access, power & lighting.

**Bedroom One:**

11'7" x 7'10" (3.54m x 2.41m)

UPVC double glazed window, single panelled radiator, power & lighting.

**Bedroom Two:**

13'5" x 8'10" (4.10m x 2.71m)

UPVC double glazed window, double panelled radiator, power & lighting.

**Bedroom Three:**

10'7" x 5'6" (3.25m x 1.70m)

UPVC double glazed window, double panelled radiator, power & lighting.

**Bathroom:**

8'9" x 7'0" (2.69m x 2.15m)

UPVC double glazed window, white panelled

bath with shower over, W.C., pedestal wash hand basin, storage cupboard, double panelled radiator, lighting.

#### Garage:

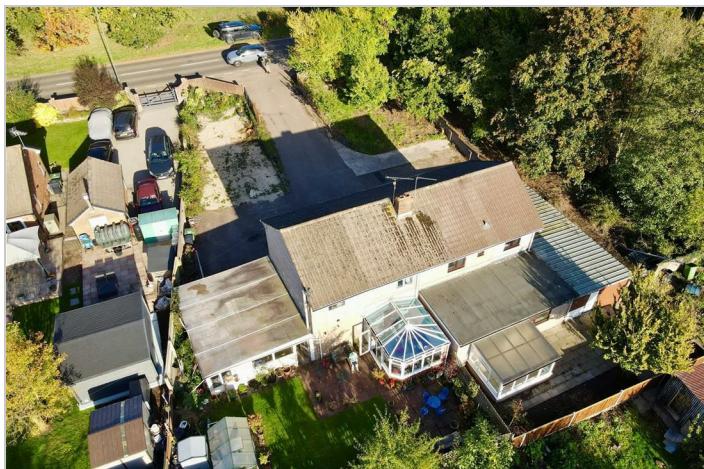
Electric up & over door, lighting, door to kitchen, door to rear garden, gate to front garden, archway to storage room.

#### Storage Room:

#### Outside:

To the front is off road parking for multiple vehicles, a range of shrubs and bushes and access to garage.

To the rear is a patio area perfect for seating, a lawned section with well matured shrubs, flowers & trees. There is also a greenhouse & a shed.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



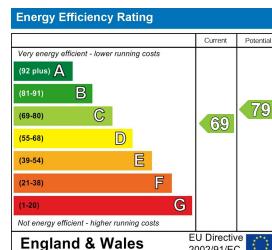
## Floor Plan



## 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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