





Fir View Road Cinderford, GL14 3AL

£245,000











A spacious and well presented semi-detached house enjoying woodland views. The property has a fitted kitchen with space for a table and chairs, lounge/diner with gas fire, family bathroom and 3 bedrooms.

There is double glazing and gas heating. A driveway provides off road parking for two vehicles, spacious garage with power and light. Veranda off the lounge enjoys the woodland views, tiered gardens to the rear with garden shed and covered seating area adjacent to the property.







Entrance Hallway: 5'11" x 4'4" (1.81 x 1.34)

Stairs to first floor.

## Lounge:

12'4" x 16'7" (3.78 x 5.07)

Double glazed window and door to front onto a veranda enjoying forest views, radiator, feature fireplace with gas fire.

#### Kitchen:

9'0" x 16'11" (2.76 x 5.18)

Matching wall and base units, sink unit, gas hob, extractor hood, built in electric oven, space for under counter fridge and freezer, space for table and chairs, built in under stairs cupboard, plumbing for washing machine and dishwasher, two double glazed windows and door to rear aspect.

First Floor Landing: 9'6" x 7'2" (2.91 x 2.19)

Access to loft.

## Bedroom 1:

12'5" x 10'8" (3.79 x 3.26)

Double glazed window to front with far reaching views of the forest, radiator.

#### Bedroom 2:

8'11" x 9'6" (2.73 x 2.90)

Double glazed window to rear, radiator.

## Bathroom:

5'6" x 7'2" (1.68 x 2.19)

White suite, paneled bath with shower over, low level WC, wash hand basin, tiled walls, towel radiator, double glazed window to rear, fitted wall and base units.

## Bedroom 3:

9'3" x 5'10" (2.82 x 1.79)

Double glazed window to front, radiator (currently being used as a laundry room)

#### Outside:

Front: Driveway providing parking for two vehicles, steps at the side lead up to the side entrance. Enclosed Veranda with wrought iron railings.

Garage: Integral with up and over door, power and light, double glazed window to front

Rear: Adjacent to the house is a covered seating area, steps lead up to the tiered gardens, there are lawned and gravelled area's, garden shed.









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 working order and condition of any related equipment.

Tenure: We are advised freehold.

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

# Road Map Hybrid Map Terrain Map







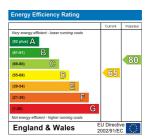
#### Floor Plan



# 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**



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.

