



Beech Road

Cinderford, GL14 2JG

£120,000

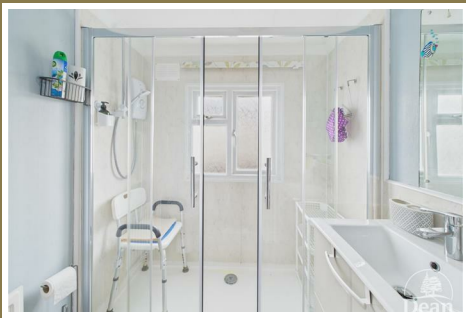


Situated on Beech Road in the town of Cinderford, this delightful retirement property offers a comfortable living experience. With two well-proportioned bedrooms, this home is perfect for those seeking a peaceful retreat. The property features a welcoming reception room, ideal for relaxation or entertaining guests.

One of the standout aspects of this residence is its proximity to beautiful woodland walks and cycle trails, making it an excellent choice for nature enthusiasts. The surrounding area provides a tranquil environment, perfect for leisurely strolls or invigorating bike rides.

The property also boasts a communal parking area, ensuring convenience for residents and visitors alike. With no onward chain, this home is ready for you to move in and start enjoying your new lifestyle without delay.

This retirement property is not just a home; it is a gateway to a vibrant community and a fulfilling way of life. If you are looking for a peaceful abode in a picturesque setting, this property on Beech Road is certainly worth considering.



Porch :

7'5" x 2'11" (2.27 x 0.90)

Entered via UPVC glazed door, double glazed windows to side and rear aspects. double glazed door to Entrance Hall.

Entrance Hall :

3'5" x 12'3" (1.06 x 3.74)

Built in cupboard, radiator, laminate flooring.

Living Room :

15'10" x 10'10" (4.83 x 3.32)

Fire with surround, two radiators, laminate flooring, double glazed windows to front and side aspects.

Kitchen :

12'10" x 8'0" (3.92 x 2.46)

Newly fitted with matching wall and base cabinets with a corner carousel, sink unit, larder cupboard, gas cooker, integrated freezer, plumbing for washing machine, wall mounted gas combi boiler, radiator, vinyl flooring, double glazed window to side aspect, double glazed door to front.

Bedroom 1 :

10'6" x 9'5" (3.21 x 2.89)

Radiator, vinyl flooring, double glazed window to rear aspect.

Bedroom 2 :

9'11" x 9'5" (3.03 x 2.88)

Radiator, carpeted floor, double glazed window to rear aspect.

Shower Room :

5'11" x 5'8" (1.82 x 1.74)

Shower cubicle, low level WC, vanity wash hand basin, fixed mirror, radiator, vinyl flooring, double glazed window to side aspect.

Outside :

Open Plan Gardens -

Front - Cotswold stone, mature shrubs, raised patio with wrought iron fence, steps down to side path with Cotswold stone borders, leading to the rear.

Rear - Patio, lawn and shed.

Agents Note :

Park Homes

When you own the freehold of a property, you own everything outright, including the land it stands on. Leasehold means that you own both the building and the plot, but for a limited period.

According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because you are buying just the dwelling itself.

The land remains the property of the park owner at all times.

As a park home owner, you sign an agreement with the site owner and pay an annual pitch fee. Having separate arrangements for the structure and the land is what makes a park home purchase different from conventional home buying.

The site agreement is for a specified period (typically around 70 years). When it expires, you continue to

own the park home but you will need to renew the agreement.

One result of this is that mortgages are not available for park homes. This is because a mortgage only applies when the purchase includes the land.

Your rights are protected

In addition to renting the pitch, you will be paying the site owner a service charge for general upkeep of roads, communal areas and other facilities. Then, there are charges for utilities, such as electricity, gas and water. The site owner often manages these, but there are strict safeguards in place to ensure you only pay a fair market rate if the site owner supplies these services and in some cases, you would be responsible

for supplying your own. In fact, your rights are protected in several ways under the 2013 Act. Please enquire and satisfy yourself of the supply to the particular property you are viewing.



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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 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.

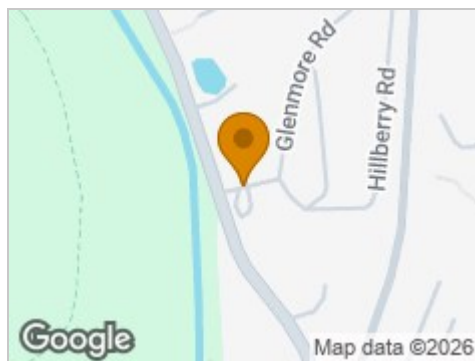
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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

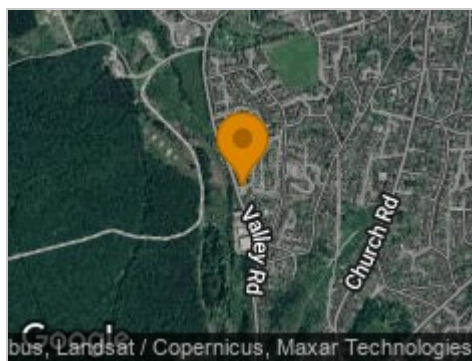
Tenure: We are advised freehold.

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

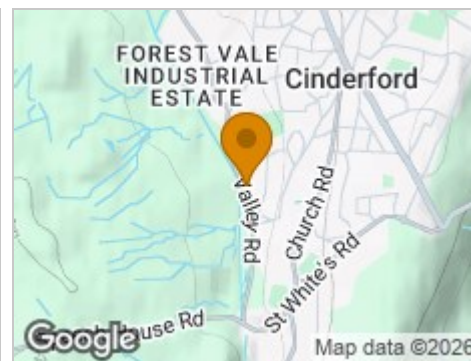
Road Map



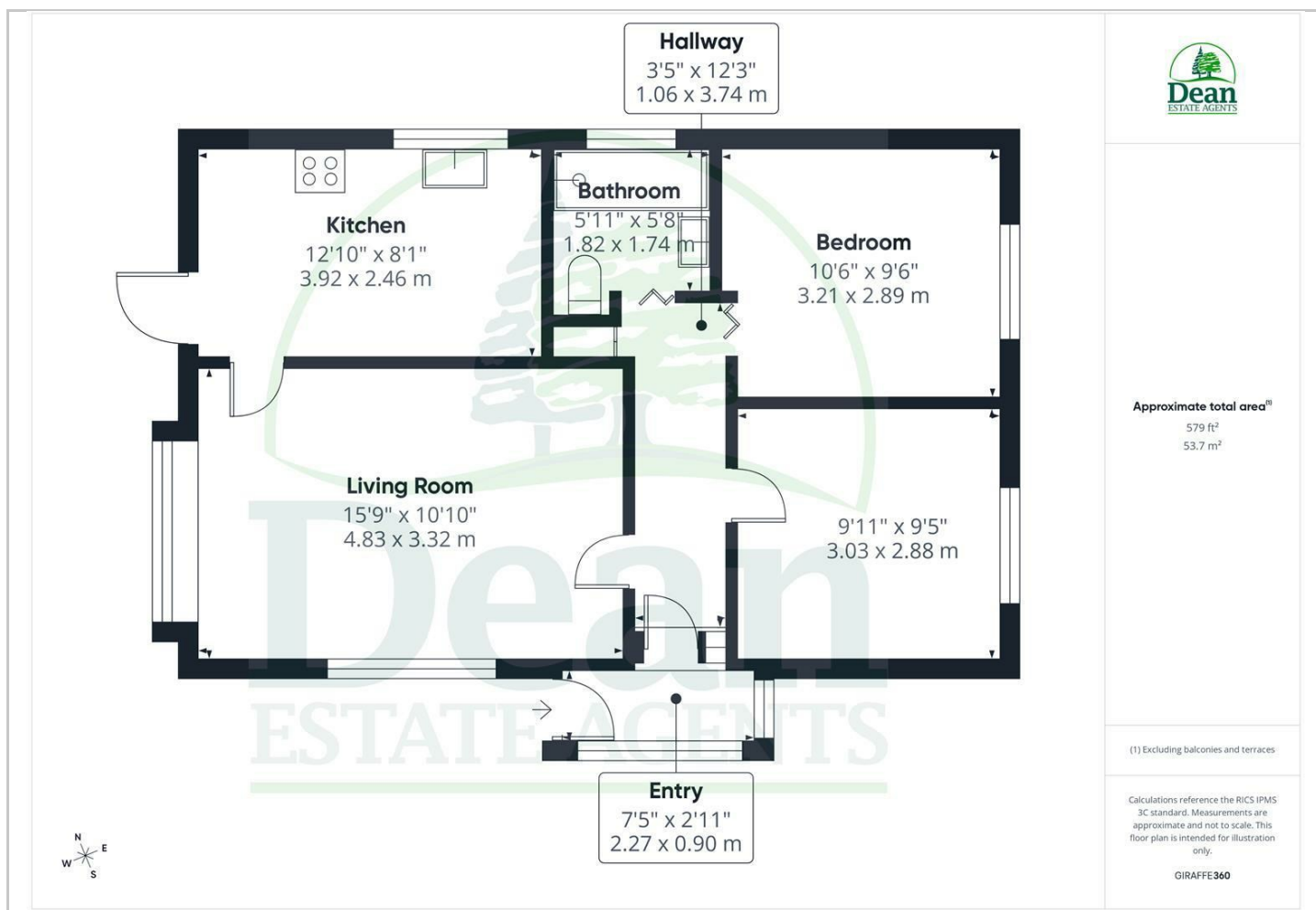
Hybrid Map



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

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