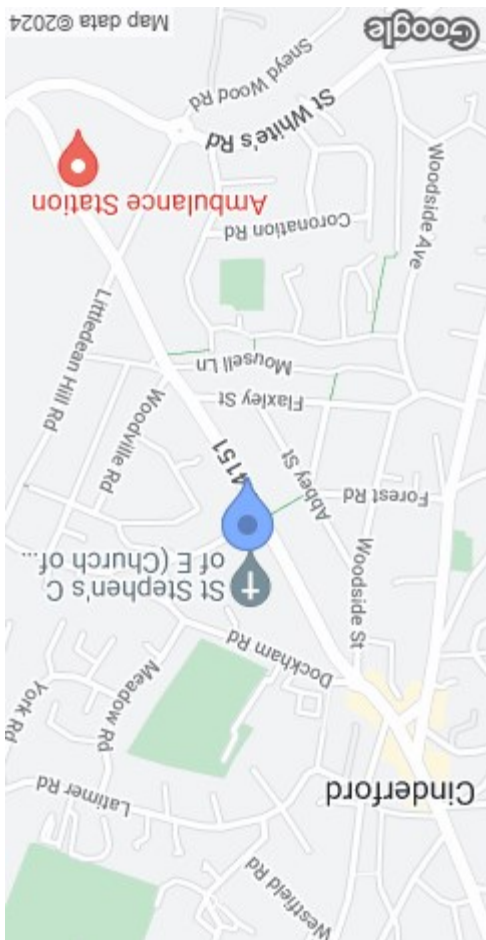




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



69 Belle Vue Road
 Cinderford GL14 2AA

£165,000

Requiring some updating and modernisation, this spacious THREE DOUBLE BEDROOM END OF TERRACE HOUSE arranged over FOUR FLOORS is situated within a short walking distance of Cinderford town centre and benefits from a SOUTH WESTERLY FACING REAR GARDEN, gas central heating, upvc double glazing and a PLEASANT VIEW OVER THE ROYAL FOREST OF DEAN. Offered with NO ONWARD CHAIN.



The property is accessed via a wood grain upvc obscured door into:

ENTRANCE HALL

Tongue and groove timber clad ceiling, stairs to the lower ground floor. Door into:

LOUNGE/DINER

DINING AREA
11'2" x 11'7" (3.40m x 3.53m)

Chimney breast with alcoves to either side, radiator, power points, telephone point, front aspect window. Archway into:

LOUNGE AREA

11'3" x 11'11" (3.43m x 3.63m)

Open fireplace with stone surround, wooden lintel, alcoves to either side, exposed ceiling timbers, radiator, central heating thermostat controls, power points, wooden thumb latch door to stairs, rear aspect window overlooking the garden with far reaching views over forest.

FROM THE ENTRANCE HALL, STAIRS LEAD DOWN TO:

LOWER GROUND FLOOR

KITCHEN

11'1" x 12'2" (3.38m x 3.71m)

Range of base and wall mounted units, Base unit with ceramic sink, solid wood worktops, tiled surrounds, space for electric cooker with cooker hood above, power points, feature stone wall with fireplace opening, timber tongue and groove ceiling, space and plumbing for washing machine, storage cupboard, opening into storage area housing the gas fired central heating and domestic hot water boiler, rear aspect window overlooking the garden. Door into:

UTILITY/STUDY

11'1" x 14'1 max (3.38m x 4.29m max)

'L' shaped, power points, wood laminate flooring, radiator, side aspect window. Door into:

BATHROOM

White suite comprising bath with electric shower over, close coupled wc, pedestal wash hand basin, two fully tiled walls, tiled flooring, radiator, side aspect obscured window.

REAR HALL/STUDY

8'3" x 7'0" (2.51m x 2.13m)

Accessed via a door from the kitchen, potential to be used as a study or utility space, tongue and groove timber clad ceiling, radiator, wall mounted wash hand basin with splashback, power points, wood laminate flooring, side aspect window. Door into:

REAR PORCH

Wood laminate flooring, upvc door opening out to the garden.

FROM THE LOUNGE, STAIRS LEAD UP TO:

FIRST FLOOR LANDING

Rear aspect window with far reaching woodland views, stairs to the second floor. Doors into:

BEDROOM ONE

14'9" x 11'2" (4.50m x 3.40m)

Radiators, telephone point, power points, two front aspect windows.

BEDROOM TWO

11'4" x 8'6" (3.45m x 2.59m)

Exposed ceiling timbers, alcove cupboards, radiator, power point, rear aspect window overlooking the rear garden with views over woodland.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD UP TO:

SECOND FLOOR BEDROOM/LOFT ROOM

13'5" x 10'2" (4.09m x 3.10m)

Exposed feature brick wall, access to eaves storage, power points, rear aspect velux roof light with woodland views, side aspect window.

OUTSIDE

To the left hand side of the property there is gated access into the rear garden. The rear garden has a small gravelled area, pathway across of the rear of the property (which the next door property has a right of way across), patio, lawned areas, additional gravelled seating areas, block built outbuilding, outside lighting. The garden is enclosed by a mixture of walling and fencing surround.

AGENTS NOTE

The property next door has a right of way across the pathway in the rear garden to access the rear of their property.

SERVICES

Mains gas, electric, water and drainage.

LOCAL AUTHORITY

Council Tax Band: A - Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted Cinderford. Continue along into Cinderford town centre proceeding straight over the mini roundabout onto Belle Vue Road where the property can be found approximately half way along on the right hand side.