



Selling with us

Property Details Approval Form

2 Parragate, Cinderford,
Gloucestershire, England,
GL14 2LU

Date: 16 April 2025

Property Ref and Version: MMT301643 - 0010

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

offers in excess of £315,000

Tenure: Freehold

Key Features

- Detached 3 bedroom bungalow
- Versatile living accommodation
- Two receptions and conservatory
- Garage
- Front and rear garden
- EPC Rating: D

Short Description

This deceptively spacious three bedroom detached bungalow is well maintained internally and externally. Benefitting from a front and rear garden, an attached garage, two receptions and a conservatory with extensive paved terrace. Ideal family layout and equally suitable for a comfortable retirement.

Long Description

Well-proportioned detached bungalow, conveniently located to town, yet offering a pleasant private setting with accessible living accommodation. Attractive garden with extensive sun terrace to rear and attached garage. Internally the accommodation briefly comprises; large inner hall, sitting room, desirable open plan dining room leading through to the conservatory with French doors opening out to garden. Kitchen and utility room. Master bedroom with fitted wardrobes, two further bedrooms, separate w.c., excellent wet room also having w.c.

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Room Description

Storm Porch

Leaded light glazed front door with side panel. Laminate wood flooring. Radiator. Deep built in storage cupboard. Airing cupboard with hot water tank.

Sitting Room

17' x 11' 9" (5.18m x 3.58m)

Exposed ornamental stone chimney breast, raised display area. Window to front. Two radiators.

Dining Room

11' x 8' 4" (3.35m x 2.54m)

Radiator, wood effect polished ceramic floor tiles, opening through to:-

Conservatory

12' x 10' 3" (3.66m x 3.12m)

Triple aspect, matching floor tiles, radiator and double doors leading out to paved terrace.

Kitchen

14' 9" x 8' 3" (4.50m x 2.51m)

Fitted with base and wall cupboards, work surfaces incorporating one and a half bowl single drainer sink unit with mixer tap. Display shelving and plate rack. Integrated fridge, Hotpoint double oven. Hotpoint four ring ceramic hob and cooker hood above.

Utility

8' 3" x 4' 8" (2.51m x 1.42m)

Firebird Olympic Oil Boiler, window to side, frosted door to outside. Door to integral Garage.

Bedroom One

13' 5" x 11' 10" (4.09m x 3.61m)

Window to rear, radiator, fitted wardrobe with large sliding door.

W.C

Low Level W.C, frosted window to side, wash basin, radiator.

Bedroom Two

12' 1" x 10' 9" (3.68m x 3.28m)

Window to front, radiator.

Bedroom Three

11' x 8' 6" (3.35m x 2.59m)

Window to rear, radiator.

Wet Room

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Room Description

Tiled walls, shower unit, vanity unit with basin and mixer tap. Low Level W.C, towel radiator.

Garage

16' 8" x 8' 5" (5.08m x 2.57m)

Window to side, plumbing for washing machine, power and lighting.

Outside

To the front is a low level retaining brick wall with hedging above, providing privacy. Wrought iron gate with path and garden to either side planted with herbaceous borders. Both steps and an access friendly ramp lead up to the property and the delightful enclosed rear paved terrace provides an ideal area for entertaining, with distant views to the side aspect. There is also an outside light and cold water tap.

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Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approval

	Signature	Date
Charlotte Gander		
Miss S.J. Wells		