



Parragate Road

Cinderford, GL14 2NA

£245,000



Situated on Parragate Road, Cinderford, this delightful link-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the parking space available for two vehicles, a rare find in such a central location.

Situated close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, and recreational facilities. This prime location not only enhances the appeal of the home but also offers a vibrant community atmosphere.

In summary, this link-detached house on Parragate Road is a wonderful opportunity for those looking to settle in Cinderford. With its spacious living areas, convenient parking, and proximity to the town centre, it is a property that truly deserves your attention.



Entrance Hall :

5'7" x 3'1" (1.71 x 0.95)

Vinyl flooring.

Cloakroom :

5'8" x 2'11" (1.73 x 0.90)

Low level WC, wash hand basin, radiator, double glazed window to front aspect.

Lounge :

12'4" x 10'8" (3.77 x 3.26)

Stairs to first floor, radiator, double glazed window to front aspect.

Dining Room :

10'10" x 8'3" (3.31 x 2.52)

Wood flooring, radiator, double glazed French doors to rear garden.

Kitchen :

10'11" x 8'11" (3.34 x 2.72)

Wall and base cabinets, sink unit, integrated oven, induction hob and extractor hood, space and plumbing for dishwasher, space for free standing fridge/freezer, tiled floor, window to rear aspect.

First Floor Landing :

8'4" x 7'1" (2.56 x 2.16)

Storage cupboard, window to side aspect.

Bedroom 1 :

12'7" x 10'1" (3.84 x 3.09)

Radiator, double glazed window to front aspect.

Bedroom 2 :

10'11" x 10'1" (3.35 x 3.08)

Built in wardrobe, radiator, double glazed window to front aspect.

Bedroom 3 :

9'2" x 7'3" (2.80 x 2.23)

Storage cupboard, radiator, double glazed window to front aspect.

Garage :

Up and over garage door with power and lighting.

Outside :

Front - Enclosed by stone walling and fencing, side access gate to rear, off road parking for one vehicle.

Rear -Low maintenance with patio and lawn,
enclosed by fencing.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the 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, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

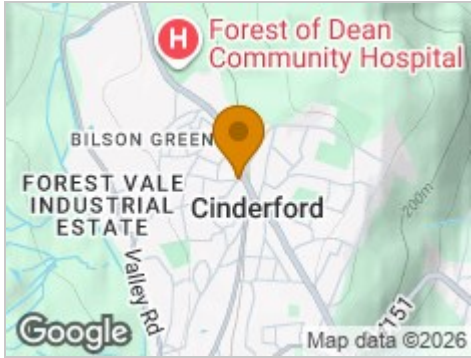
Road Map



Hybrid Map



Terrain Map



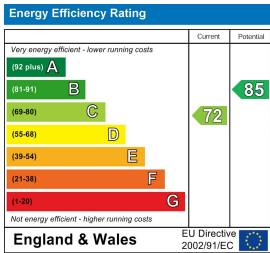
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

