



Church Street

Littledean, GL14 3NL

Offers In The Region Of £200,000



IN NEED OF RENOVATINGLARGE SEMI-DETACHED HOUSE***POTENTIAL TO CREATE ANOTHER FLOOR***

Situated on Church Street Littledean this property offers great potential to create a home of your own.

It has history, character and maybe some hidden gems. There is off road parking and a large garden to the rear.

Works to improve this property include, electrical, plumbing, damp, wood treatments, kitchen and bathroom.

CALL TO VIEW!



Entrance Hall :

4'0" x 7'9" (1.22 x 2.38)

Upvc front door, latch door to stairs.

Sitting Room :

10'10" x 12'0" (3.32 x 3.67)

Double glazed window to front, night storage heater. Period ceiling beam

Living Room :

14'6" x 11'11" (4.44 x 3.65)

Double glazed window to front, we are told there is a fireplace behind the electric fire.

Kitchen :

12'2" x 9'10" (3.73 x 3.00)

Sink unit, electric cooker point, plumbing for washing machine, door and window to rear, understairs cupboard and access to cellar.

Cellar :

10'10" x 12'0" (3.32 x 3.67)

Is the size of the sitting room with coal shoot.

First Floor Landing :

2'8" x 2'9" (0.82 x 0.86)

Access to third floor, no ladder and is not boarded. It is advisable not to stand up in there.

Bedroom 1 :

11'3" x 16'11" (3.45 x 5.17)

Window to front aspect, night storage heater.

Bedroom 2 :

9'2" x 7'10" (2.80 x 2.41)

Double glazed window to front aspect, cupboard with hot water tank.

Bedroom 3 :

8'4" x 8'11" (2.55 x 2.72)

Double glazed window to front aspect.

Bathroom :

9'2" x 5'10" (2.80 x 1.78)

Three piece green suite comprising of bath, low level WC, wash hand basin, window to rear aspect, night storage heater.

Outside :

Walled boundry to the front with twin gates opening onto the driveway with parking for 2 Vehicles.

To the rear of the property is a courtyard with steps leading up to the large gardens with mature shrubs.

There is a covered storage area at the side of the drive.

Agents Note :

The property does require renovation, all the rooms on the ground floor and first floor are divided by stud walls. There is no ladder to the third floor although there is a ladder in the storage area for one to access via the attic door, please be aware we have been advised not to stand up in there as the floor is not boarded.



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.

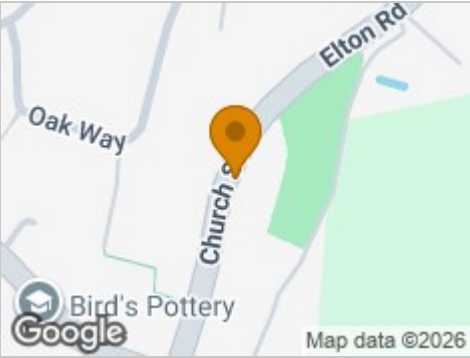
The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

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



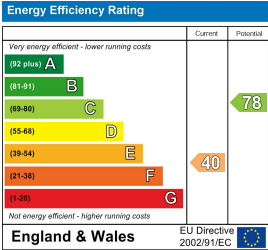
Floor Plan



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.

