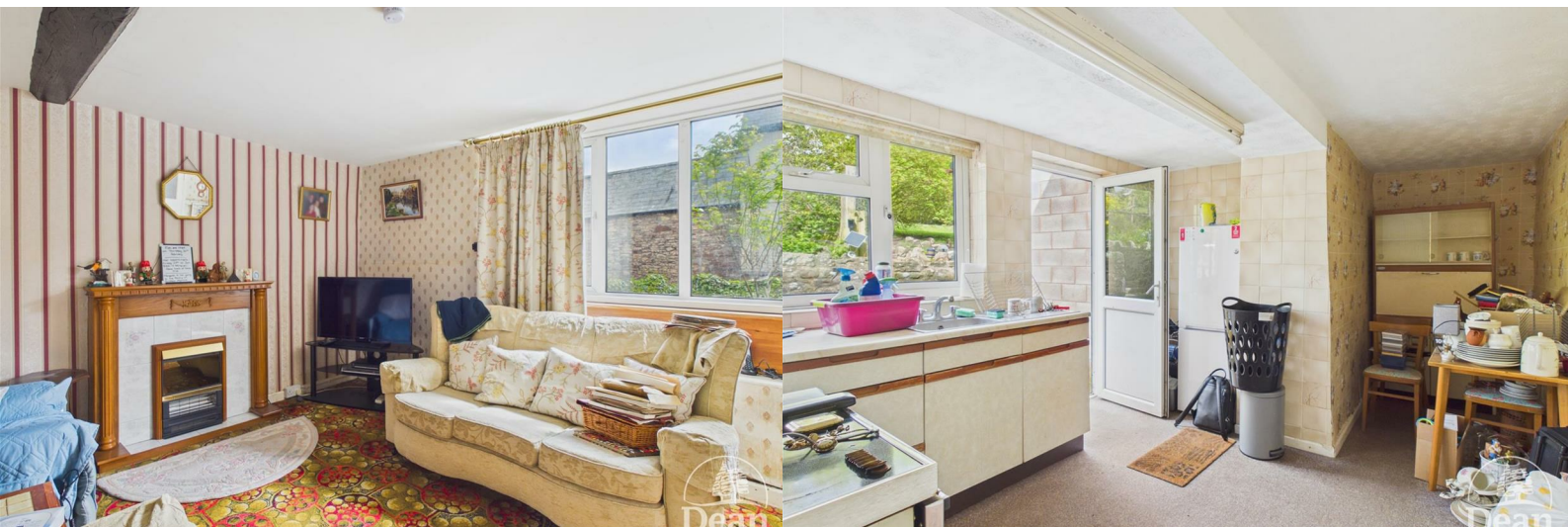




Church Street

Littledean, GL14 3NL

£249,950

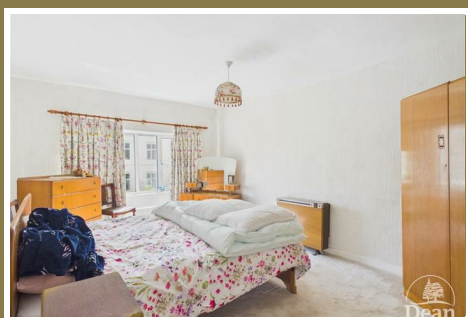


Situated on Church Street in Littledean, this semi-detached Georgian house presents a wonderful opportunity for those seeking a project to make their own. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is the potential to create additional accommodation on the third floor, allowing for further expansion and personalisation to suit your needs. The cellar adds valuable storage space, enhancing the practicality of the property.

For those with vehicles, there is parking available for two cars. The property is offered with no onward chain, making the purchasing process smoother and more straightforward.

While the house does require modernisation, this presents a unique opportunity to infuse your own style and preferences into the home. With its historic charm and potential for transformation, this property is perfect for buyers looking to invest in a home that they can truly make their own. Don't miss the chance to explore the possibilities that await in this delightful Littledean residence.



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.



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

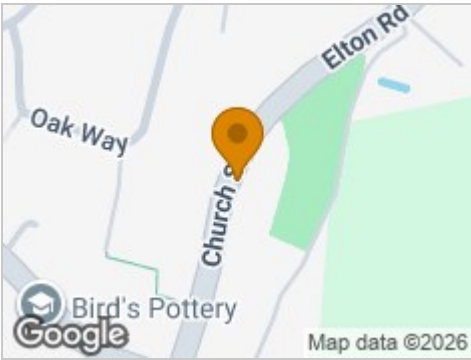
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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

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

Road Map



Hybrid Map



Terrain Map



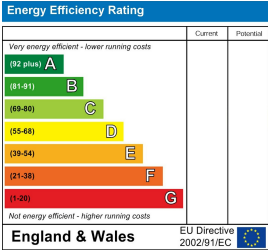
Floor Plan



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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