



Church Road
Cinderford, GL14 3EH

£325,000



**** VIRTUAL TOUR AVAILABLE *** *** NO ONWARD CHAIN ***

Dean Estate Agents are thrilled to offer 'For Sale' this detached dormer bungalow, situated on the outskirts of Cinderford Town Centre, with woodland views to the front aspect.

The property benefits from entrance hallway, spacious lounge with feature fireplace, dining room with wood burning stove, kitchen, conservatory, two ground floor bedrooms, family bathroom, bedroom three and cloakroom to the first floor.

Outside is an attached garage with power and lighting, driveway with ample off road parking, lawned gardens to the rear, greenhouse and shed.

Main photo shows the rear.



Entrance Hallway :

5'10" x 12'11" (1.78 x 3.96)

Entered via UPVC double glazed door with side screen, radiator, stairs to first floor.

Lounge :

11'11" x 20'4" (3.64 x 6.21)

Spacious and light with three double glazed windows, stone fireplace with log effect gas fire, radiator, dado rail.

Living Room :

11'10" x 11'2" (3.61 x 3.42)

Feature stone fire breast with coal effect gas fire, recessed shelving, built in airing cupboard with hot water tank, wood panel ceiling, laminate flooring, radiator, double glazed window to side aspect, archway to Kitchen.

Kitchen :

11'10" x 10'9" (3.61 x 3.28)

Matching wall and base cabinets, white 1.5 bowl sink unit, ceramic hob, oven & grill, extractor hood, integrated fridge, breakfast bar, tiled splash backs, vinyl flooring, wood panel ceiling, double glazed window to rear aspect, double glazed door to Conservatory.

Conservatory :

8'3" x 11'5" (2.52 x 3.48)

UPVC panels and double glazed windows and door, polycarbonate roof, space for washing machine, tumble dryer and dishwasher, laminate flooring.

Bedroom 1 :

14'2" x 10'2" (4.32 x 3.12)

Matching range of fitted wardrobes, bedside cabinets and chest of drawers, radiator, double glazed window to front aspect with woodland views.

Bedroom 2 :

12'11" x 9'10" (3.96 x 3.01)

(Currently used as a dining room) radiator, double glazed window to rear aspect.

Bathroom :

7'0" x 5'3" (2.15 x 1.62)

'P' shaped bath with screen and shower over, low level WC, vanity wash hand basin, vinyl flooring, towel radiator, down lighting, water proof wall paneling, double glazed window to rear aspect.

First Floor Landing :

2'7" x 4'0" (0.80 x 1.24)

Storage cupboard, access to loft space.

Bedroom 3 :

14'2" x 14'4" (4.33 x 4.39)

Under eaves storage, radiator, double glazed window to rear aspect.

Cloakroom :

2'6" x 3'6" (0.78 x 1.09)

Low level WC, wash hand basin, water proof wall paneling.

Outside :

Driveway with ample off road parking, attached garage with up and over door, power, lighting and double glazed window and door to rear. To the front is a circular patio area and decorative gravel area and forest views. To the rear is a paved block patio and lawned gardens with shrub borders, greenhouse and garden shed.



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

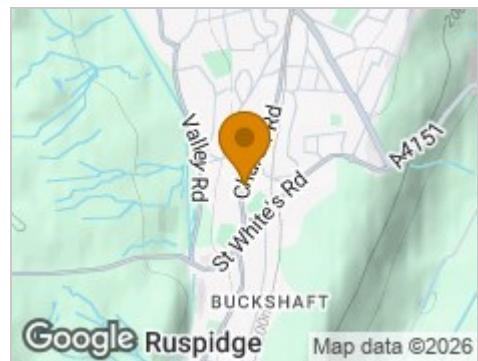
Road Map



Hybrid Map



Terrain Map



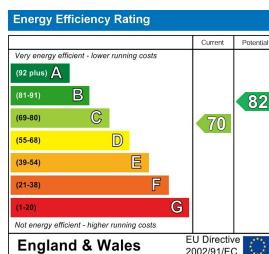
Floor Plan



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.