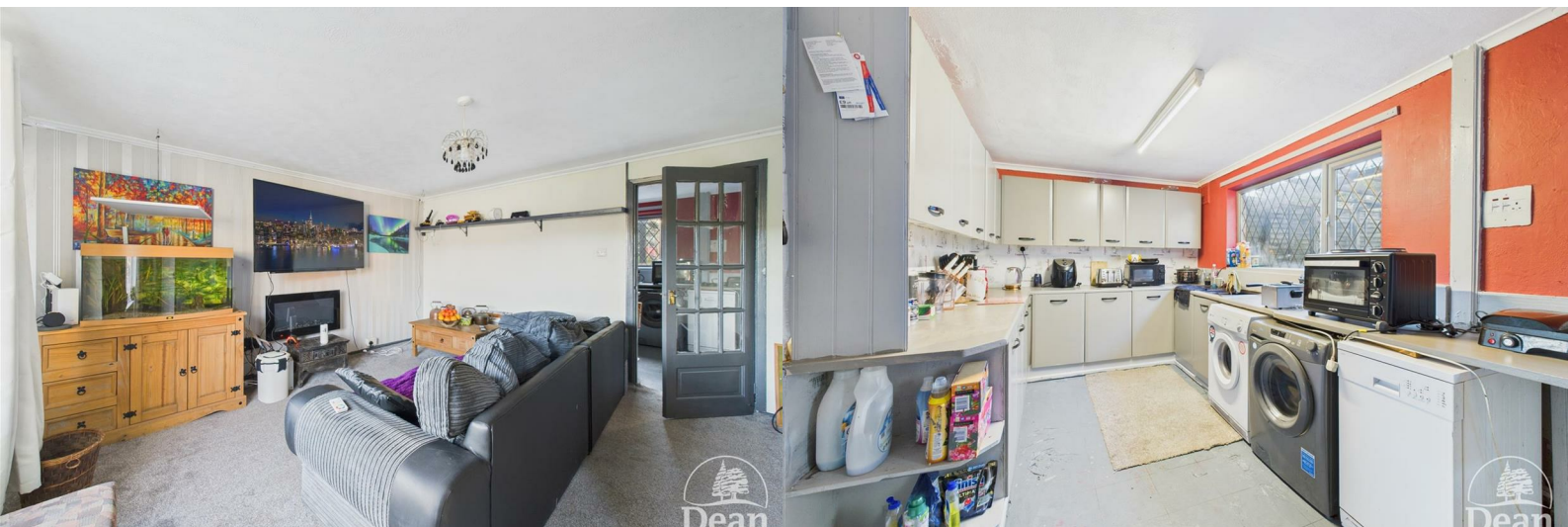




## Sutton Road

Soudley, Cinderford, GL14 2TX

£220,000





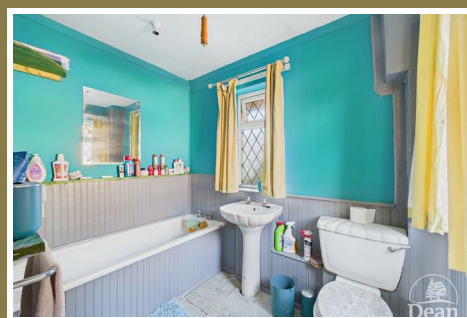
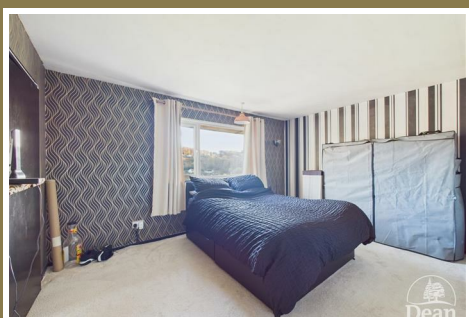
Situated in the charming area of Soudley, Cinderford, this delightful semi-detached house on Sutton Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

The property features a well-appointed bathroom, catering to all your daily needs with ease. The bedrooms are bright and airy, providing a serene space for rest and rejuvenation.

Situated in a tranquil neighbourhood, this home benefits from a sense of community. Residents can enjoy the beauty of the surrounding countryside, making it an excellent choice for those who appreciate nature and outdoor activities.

This semi-detached house on Sutton Road is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this charming home presents a wonderful opportunity. Do not miss the chance to make it your own.



#### Entrance Hall :

3'10" x 4'5" (1.19 x 1.36)

Stairs to first floor.

#### Living Room :

14'6" x 13'9" (4.44 x 4.21)

Electric fire, double glazed window to front aspect, glazed door to kitchen.

#### Kitchen / Diner :

17'7" x 8'10" (5.38 x 2.71)

Wall and base cabinets, sink unit, plumbing for washing machine and dishwasher, built in under stairs cupboard, two double glazed windows to rear aspect, door to lean to shed.

#### Lean to Shed :

5'7" x 11'2" (1.71 x 3.41)

Door to outside.

#### First Floor Landing :

7'0" x 3'8" (2.14 x 1.12)

Access to loft space, double glazed window to side aspect.

#### Bedroom 1 :

14'7" x 10'5" (4.46 x 3.18)

Over stairs cupboard, double glazed window to front aspect with open outlook.

#### Bedroom 2 :

9'6" x 12'7" (2.90 x 3.84)

Built in airing cupboard, double glazed window to rear aspect with open outlook over woodland.

#### Bathroom :

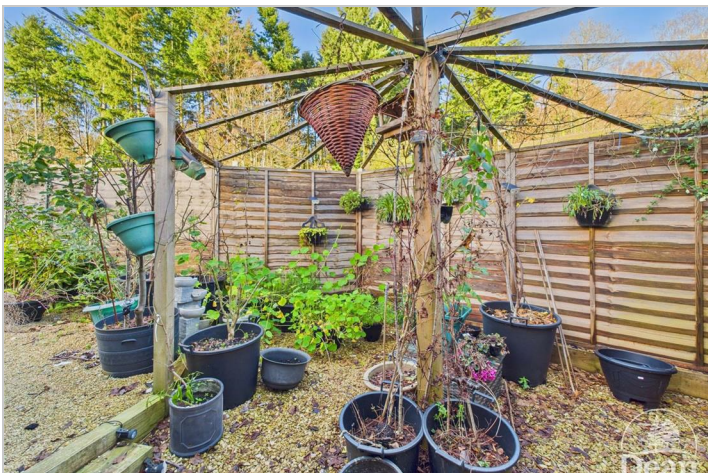
8'0" x 5'5" (2.44 x 1.66)

Bath, low level WC, wash hand basin, double glazed windows to side and rear aspects.

#### Outside :

Front - Steps up to the front door.

Rear - Large coy pond, pergola, side paved access, twin gates to driveway, rear gate access to large carpark and direct access into woodland.



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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.

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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.

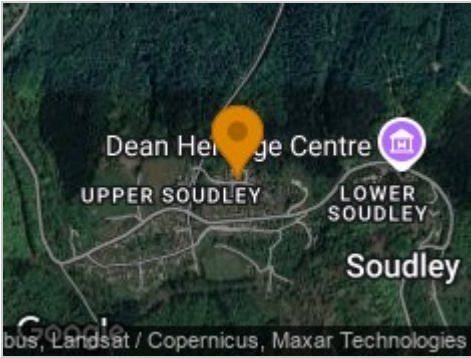
Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.



Road Map



Hybrid Map



Terrain Map



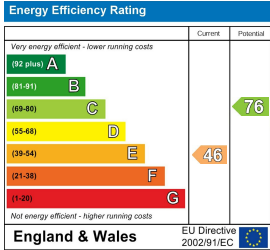
Floor Plan



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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