



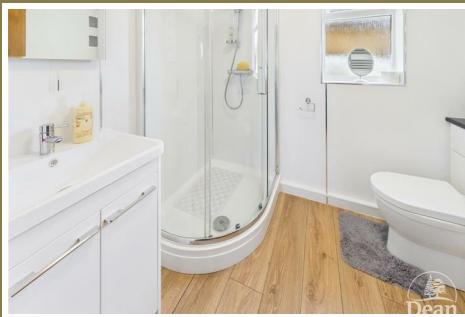
## Upper Bilson Road Cinderford, GL14 2TH

£265,000



The most impressive detached bungalow and detached annexe on the market today. There are two bedrooms within the main residence being the detached bungalow along with a conservatory, shower room, fitted kitchen, lounge, double glazed windows and gas central heating. The detached annexe provides a newly fitted kitchen, lounge, bedroom and new shower room.

This property will suit not only those looking for a detached bungalow within a nice area but those seeking an annexe for either accommodation or for those that work from home. Building certificates have been received for the annexe and we invite your earliest inspection. Please take a look at the Virtual Tour.



#### Entrance Hall :

11'6" x 4'10" (3.53 x 1.49)

Approached via the side aspect with a covered entrance porch, outside light, UPVC double glazed, laminate flooring, BT point, smoke alarm, coat hooks, thermostat for central heating.

#### Shower Room :

5'8" x 7'7" (1.75 x 2.33)

With a corner shower cubicle, thermostatic shower, aqua paneled walling, vanity wash hand basin, concealed cistern WC, UPVC double glazed window, heated towel rail, water resistant laminate flooring.

#### Lounge :

11'8" x 14'7" (3.56 x 4.47)

Front and side aspect with UPVC double glazed windows, double radiator, doors to kitchen and entrance hall.

#### Kitchen :

7'9" x 11'8" (2.37 x 3.58)

Front aspect with base units, wall cupboards, worktop surfaces, sink unit, plumbing for automatic washing machine, Worcester gas boiler, UPVC double glazed window, electric hob, electric oven extractor fan. Laminate flooring, UPVC double glazed door to the conservatory, mains consumer unit, radiator, strip light.

#### Conservatory :

7'4" x 6'9" (2.25 x 2.06)

UPVC double glazed windows and doors, power points and double doors to outside.

#### Bedroom 1 :

9'9" x 11'8" (2.99 x 3.56)

UPVC double glazed window to the side, double radiator, power points.

#### Bedroom 2 :

9'8" x 11'7" (2.96 x 3.54)

Side aspect UPVC double glazed window, double radiator, laminate flooring and TV point.

#### Outside :

To the rear one will find a graveled, terraced garden with stone wall boundaries, wooden shed, paths to both sides of the bungalow leading to the rear gardens, outside light above the entrance door, side graveled gardens with stone wall boundary.

To the front there is graveled parking, an Indian sandstone patio area, access to the rear gardens via either side of the bungalow, the right side boundary has an abundance of shrubs and seasonal plants, there is an outside light near to the annexe entrance.

## Annexe :

Approached via a composite entrance door, covered entrance porch with outside light.

**Kitchen :** A newly fitted kitchen comprising of base units, drawers, worktop surfaces, sink unit, electric hob, tiled splash backs, UPVC double glazed window,

**Lounge :** With recess ceiling lights, laminate flooring, power points and access to both the kitchen and bedroom.

**Bedroom :** With UPVC double glazed windows, laminate flooring, recess ceiling lights.

**Shower Room :** With WC, wash hand basin, shower cubicle with aqua paneled walling, Triton electric shower, laminate flooring, heated towel rail and UPVC double glazed window.

## Outside :

At the moment, the gardens are open plan with the bungalow with an Indian Sandstone patio separating the two dwellings.



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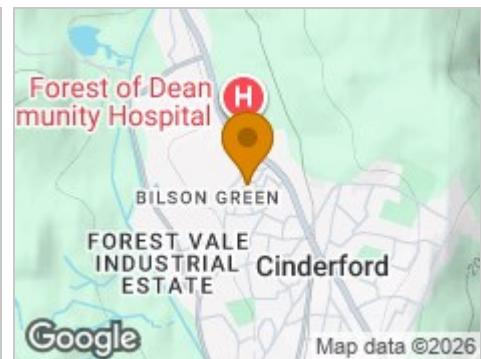
## Road Map



## Hybrid Map



## Terrain Map



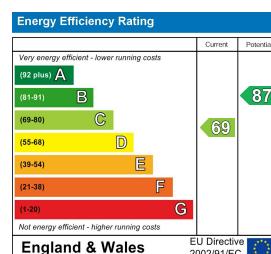
## Floor Plan



## 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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