



## Woodside Avenue

Cinderford, GL14 2DW

£275,000



Situated on Woodside Avenue in Cinderford, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the property boasts parking for two vehicles, a valuable asset in today's busy world, allowing for easy access and peace of mind.

Cinderford is known for its friendly community and beautiful surroundings, making it a wonderful place to call home. This property is not just a house; it is a place where memories can be made. With its appealing layout and convenient location, this semi-detached home is a fantastic opportunity for anyone looking to settle in this lovely area. Don't miss the chance to make this charming residence your own.



#### Entrance Porch :

1'3" x 5'10" (0.40 x 1.79)

Entered via twin double glazed doors, with UPVC door and side screen to Hallway.

#### Hallway :

13'3" x 5'10" (4.05 x 1.80)

Stairs to first floor, radiator, vinyl flooring.

#### Living Room :

13'8" x 11'3" (4.18 x 3.44)

Gas fire with surround, radiator, double glazed bay window to front aspect.

#### Dining Room :

11'9" x 10'3" (3.60 x 3.14)

Radiator, double glazed window to rear aspect.

#### Kitchen :

8'0" x 6'9" (2.45 x 2.07)

Wall and base cabinets, sink unit, electric cooker point, understairs cupboard, vinyl flooring, door to outside, double glazed window to side aspect

#### Utility Area :

6'0" x 4'11" (1.85 x 1.50)

Plumbing for washing machine, space for fridge/freezer, double glazed window to rear aspect.

#### Cloakroom :

6'1" x 2'7" (1.87 x 0.80)

Low level WC, gas boiler, double glazed window to side aspect.

#### First Floor Landing :

8'7" x 3'10" (2.62 x 1.18)

Loft access with ladder (partially boarded), double glazed window to side aspect.

#### Bedroom 1 :

14'3" x 10'4" (4.35 x 3.17)

Radiator, bay window to front aspect.

#### Bedroom 2 :

11'7" x 10'2" (3.54 x 3.10)

Radiator, double glazed window to rear aspect.

### Bedroom 3 :

6'9" x 6'9" (2.08 x 2.08)

Radiator, double glazed window to front aspect.

### Bathroom :

6'10" x 6'10" (2.09 x 2.09)

White suite comprising of bath with shower over, low level WC, wash hand basin, towel rail, double glazed window to rear aspect.

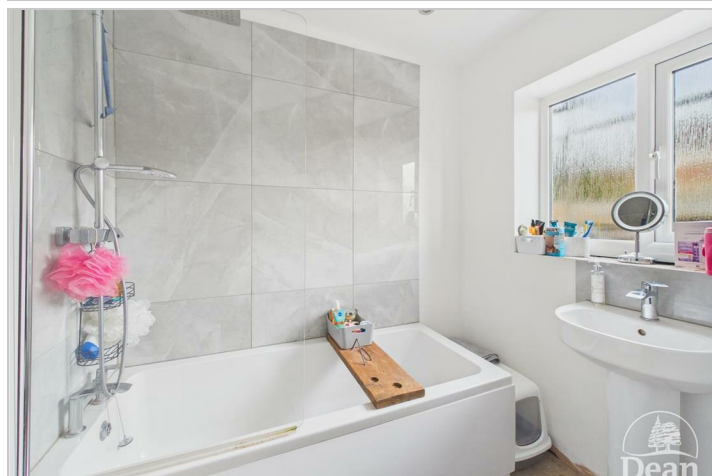
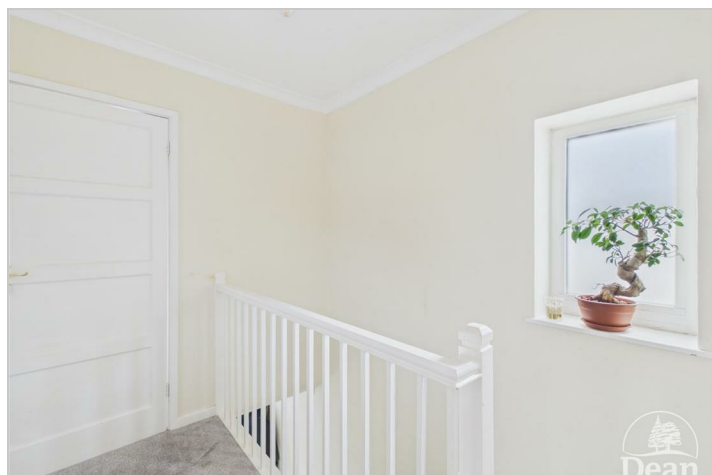
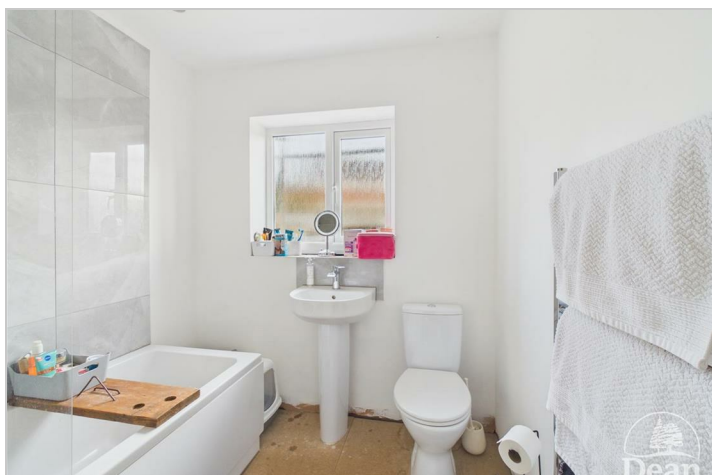
### Outside :

Front - Driveway to attached garage with an up and over door.

Rear - Steps lead up to the lawned garden.

### Garage :

Up and over door, courtesy door to rear garden.



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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.

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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



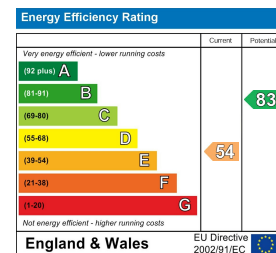
## Floor Plan



## 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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