



## Parragate Road

Cinderford, GL14 2NA

£245,000



Situated on Parragate Road, Cinderford, this delightful link-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. One of the standout features of this property is the parking space available for two vehicles, a rare find in such a central location.

Situated close to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, and recreational facilities. This prime location not only enhances the appeal of the home but also offers a vibrant community atmosphere.

In summary, this link-detached house on Parragate Road is a wonderful opportunity for those looking to settle in Cinderford. With its spacious living areas, convenient parking, and proximity to the town centre, it is a property that truly deserves your attention.



#### Entrance Hall :

5'7" x 3'1" (1.71 x 0.95)

Vinyl flooring.

#### Cloakroom :

5'8" x 2'11" (1.73 x 0.90)

Low level WC, wash hand basin, radiator, double glazed window to front aspect.

#### Lounge :

12'4" x 10'8" (3.77 x 3.26)

Stairs to first floor, radiator, double glazed window to front aspect.

#### Dining Room :

10'10" x 8'3" (3.31 x 2.52)

Wood flooring, radiator, double glazed French doors to rear garden.

#### Kitchen :

10'11" x 8'11" (3.34 x 2.72)

Wall and base cabinets, sink unit, integrated oven, induction hob and extractor hood, space and plumbing for dishwasher, space for free standing fridge/freezer, tiled floor, window to rear aspect.

#### First Floor Landing :

8'4" x 7'1" (2.56 x 2.16)

Storage cupboard, window to side aspect.

#### Bedroom 1 :

12'7" x 10'1" (3.84 x 3.09)

Radiator, double glazed window to front aspect.

#### Bedroom 2 :

10'11" x 10'1" (3.35 x 3.08)

Built in wardrobe, radiator, double glazed window to front aspect.

#### Bedroom 3 :

9'2" x 7'3" (2.80 x 2.23)

Storage cupboard, radiator, double glazed window to front aspect.

#### Bathroom :

5'6" x 7'1" (1.68 x 2.17)

White suite comprising of bath with shower over, low level WC, pedestal wash hand basin, partially tiled walls, tiled floor, extractor fan, towel radiator, double glazed window to rear aspect.

Garage :

Up and over garage door with power and lighting.

Outside :

Front - Enclosed by stone walling and fencing, side access gate to rear, off road parking for one vehicle.

Rear -Low maintenance with patio and lawn, enclosed by fencing.



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Road Map



Hybrid Map



Terrain Map



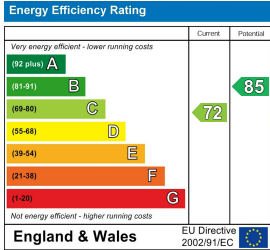
Floor Plan



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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