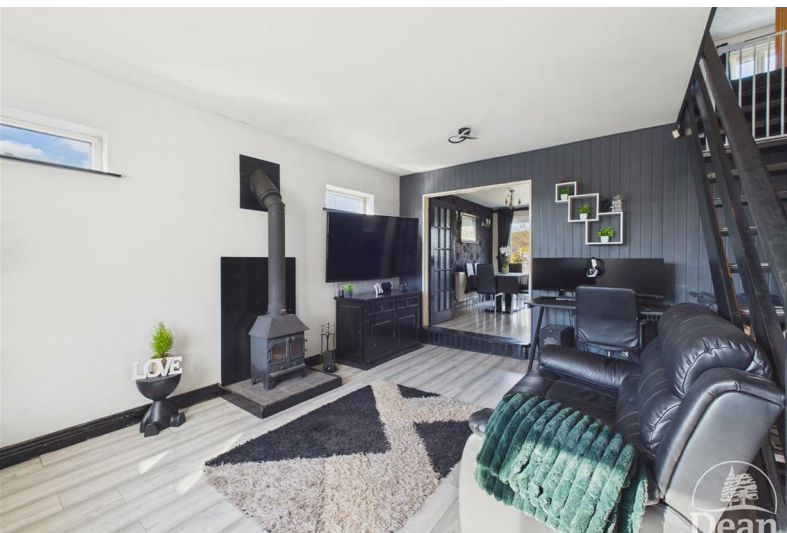




## Parragate

Cinderford, GL14 2LT

£274,000

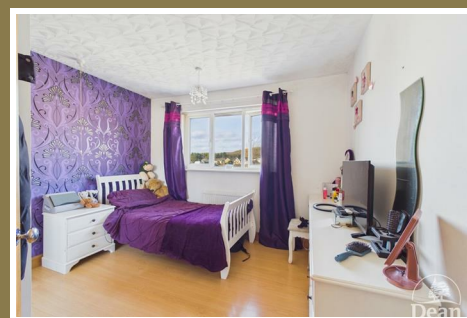


Nestled in the charming area of Parragate, Cinderford, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The house features a modern bathroom and En-suite, catering to the needs of a busy household while providing a touch of luxury. The layout is thoughtfully designed, allowing for both privacy and communal living, making it a wonderful place to call home.

Parking is a significant advantage, with space available for up to three vehicles, ensuring that you and your guests will never have to worry about finding a spot. The location in Cinderford offers a peaceful residential atmosphere while still being conveniently close to local amenities, schools, and parks.

This property presents an excellent opportunity for those looking to settle in a welcoming community. With its generous living space and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.



#### Entrance Porch :

5'6 x 4.0 (1.68m x 1.22m.0.00m)

Tiled floor, double glazed window to front, half glazed door to:-

#### Lounge :

17'5 x 14'1 (5.31m x 4.29m)

Open tread stairs to first floor, twin panel radiator, Wood burning stove, laminate flooring, double glazed window to front, two double glazed windows to side, twin opening doors to:-

#### Kitchen/Diner :

13'1 x 14 (3.99m x 4.27m)

Fitted with a range of matching wall and base storage units, sink unit, gas hob, extractor hood, built-in microwave, electric oven and grill, space for fridge, breakfast bar, laminate flooring, double glazed window to rear, wall mounted combi gas boiler. Dining area has laminated floor, twin panel radiator, double glazed sliding patio doors to rear, sliding door :-

#### Utility Room :

7'11 x 7'10 (2.41m x 2.39m)

Wall cupboard, plumbing for washing machine and dishwasher, Laminate floor, part tiled walls, radiator, glazed door to conservatory, door to cloakroom and door Garage.

#### Cloakroom :

2'11 x 4'10 (0.89m x 1.47m)

Low level WC, laminate floor, part tiled walls.

#### Conservatory :

9'9 x 7'5 (2.97m x 2.26m)

UPVC double glazed construction, tiled floor, two radiators, door to outside.

#### First Floor Landing :

Walk-in airing cupboard with shelves. Access to boarded loft with ladder.

#### Bedroom 1 :

13'2 x 13'10 (4.01m x 4.22m)

Laminate floor, radiator, double glazed window to front, wash hand basin in vanity unit, shower cubicle.

#### Bedroom 2 :

13'1 x 7'11 (3.99m x 2.41m)

Laminate floor, radiator, double glazed window to front.

#### Bedroom 3 :

9'4 x 11.0 (2.84m x 3.35m.0.00m)

Laminate floor, radiator, double glazed window to rear.

### Bedroom 4 :

9'5 x 11'0 (2.87m x 3.35m)

Laminate floor, radiator, double glazed window to rear.

### Bathroom :

7'3 x 7'7 (2.21m x 2.31m)

Bath with shower attachment over, wash hand basin, shower cubicle, double glazed window to side, radiator, tiled walls, tiled floor.

### Cloakroom :

2'11 x 4'10 (0.89m x 1.47m)

Low level WC, part tiled walls, extractor fan.

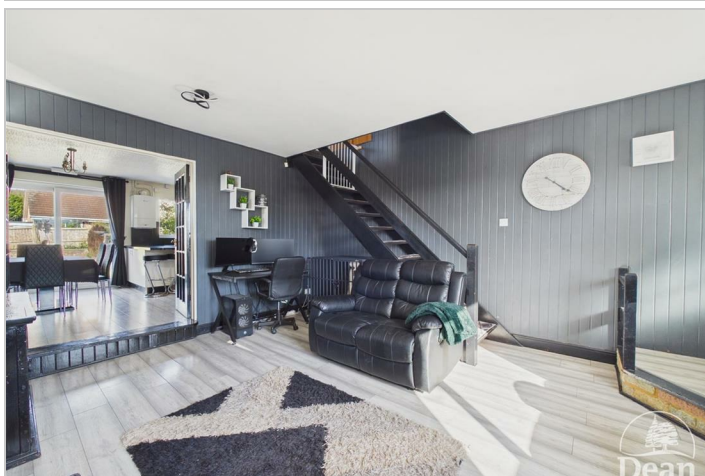
### Outside :

Driveway to front and side, twin gates leading to rear garden. Separate driveway to Garage. Rear Garden with raised patio adjacent to the rear of the property, lawned gardens, deck and pergola with seat. Views of the forest in the distance.

### Garage :

25'3 x 8'0 (7.70m x 2.44m)

Up and over door, courtesy door to property.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

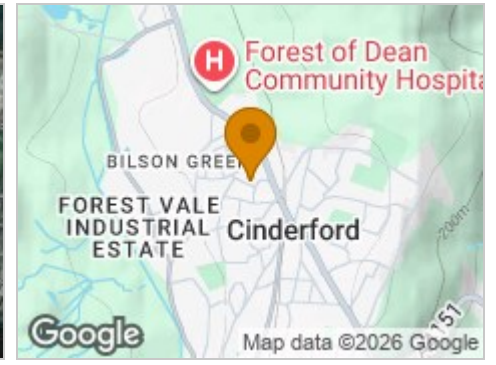
## Road Map



## Hybrid Map



## Terrain Map



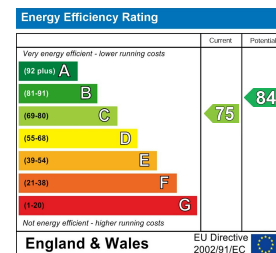
## Floor Plan



## 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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