Dean
ESTATE AGENTS

Tel: 01594 825574
Email: cinderford@deanestateagents.co.uk

# Abbey Street

Cinderford, GL14 2NP

## Offers In The Region Of £145,000

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INVESTMENT / DEVELOPMENT OPPORTUNITY WITH GRANTED PLANNING PERMISSION

A fantastic opportunity to purchase this traditional 3-bedroom semi-detached property on Abbey Street, complete with recently granted planning permission to extend into a substantial 3-bedroom family home. PLANNING REF: P1095/25/FUL

Once extended, similar properties in Cinderford command a market value of £230,000 – £250,000, offering a superb equity margin for an investor, flipper, or growing family looking to create their perfect home. Sold as is, with red tape cleared and plans ready to view.

The property has a good size living room, kitchen/diner, 3 bedrooms and bathroom. The windows are double glazed and it has gas heating. Generous garden to the rear which is a blank canvas.
Offered for sale with no onward chain!

## Entrance Porch :
Upvc door and georgian style window.

## Living Room/Dining Room :
13'8 x 20'9 (4.17m x 6.32m)
Double glazed window to front and rear, stairs to first floor, understairs cupboard, radiator, two radiators.

## Kitchen :
11'2 x 16'10 (3.40m x 5.13m)
Wall and Base units, sink unit, plumbing for washing machine, double glazed window and door to side, radiator, gas hob, electric oven, extractor hood, radiator.

## First Floor Landing :
Access to loft, built in cupboard.

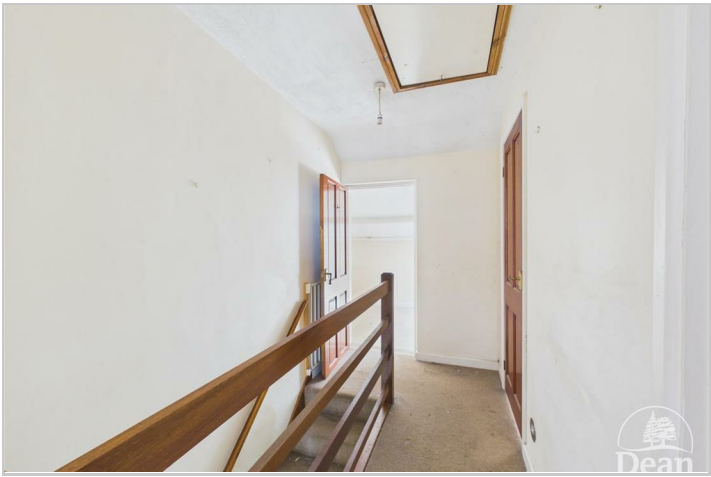
## Bedroom 1 :
13'9 x 8'9 (4.19m x 2.67m)
Double glazed window to front, radiator.

## Bedroom 2 :
11'3 x 9'3 (3.43m x 2.82m)
Double glazed window to rear, radiator.

## Bathroom :
7'10 x 4'11 (2.39m x 1.50m)
Bath with shower attachment over, low level WC, wash hand basin, double glazed window to side., radiator.

## Bedroom 3 :
8'3 x 6'7 (2.51m x 2.01m)
Double glazed window to side, radiator

## Outside :
The gardens lie to the rear of the property, with a courtyard area adjacent to the house, steps lead up to the garden which needs cultivating.



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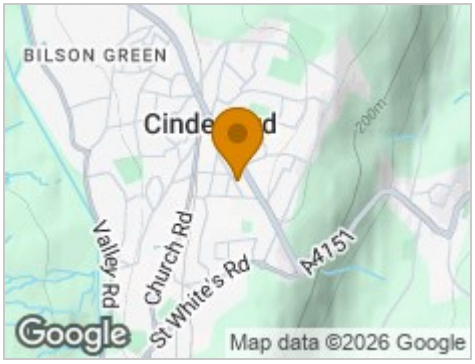
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

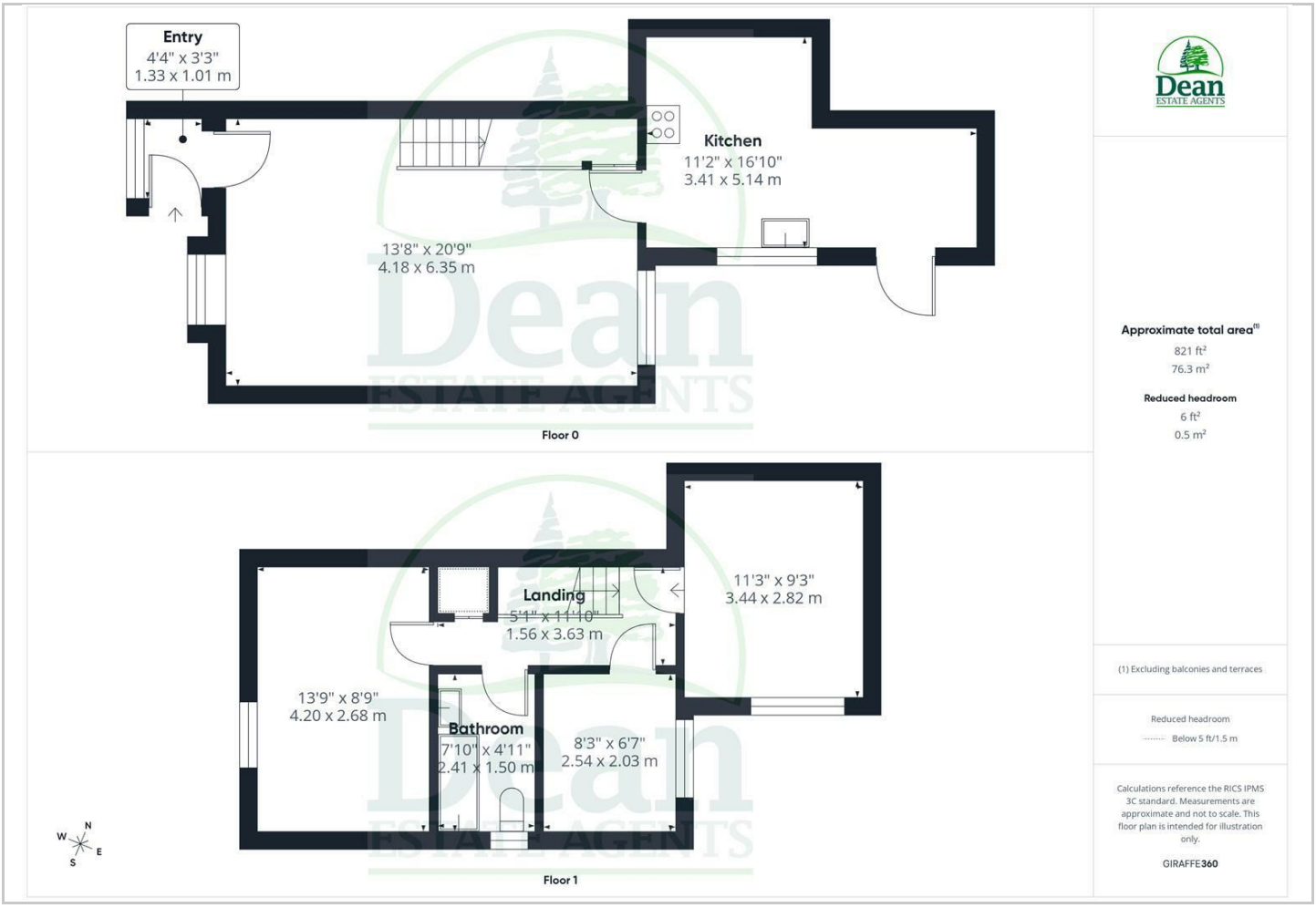
## Road Map

## Hybrid Map

## Terrain Map



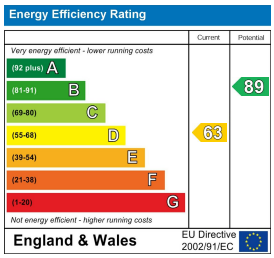

## Floor Plan




## 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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4a Dockham Road, Cinderford, Gloucestershire, GL14 2AQ
Tel: 01594 825574 Email: cinderford@deanestateagents.co.uk www.deanestateagents.co.uk

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