Dean
ESTATE AGENTS

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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.

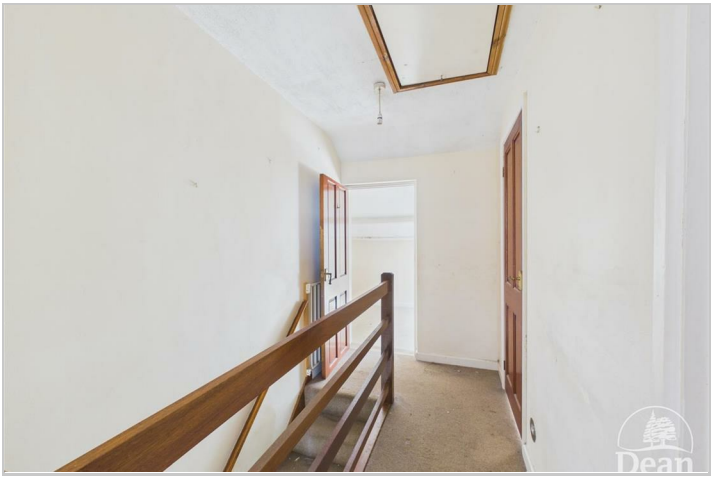
Bedroom 1 :
13'9 x 8'9 (4.19m x 2.67m)
Double glazed window to front, radiator.

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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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.
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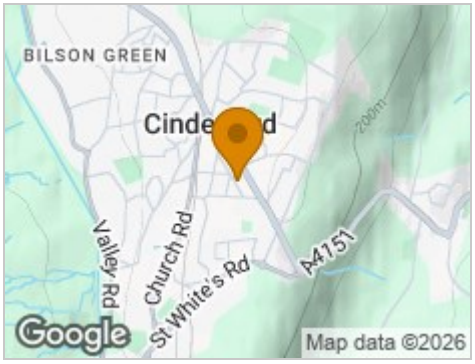
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried 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.

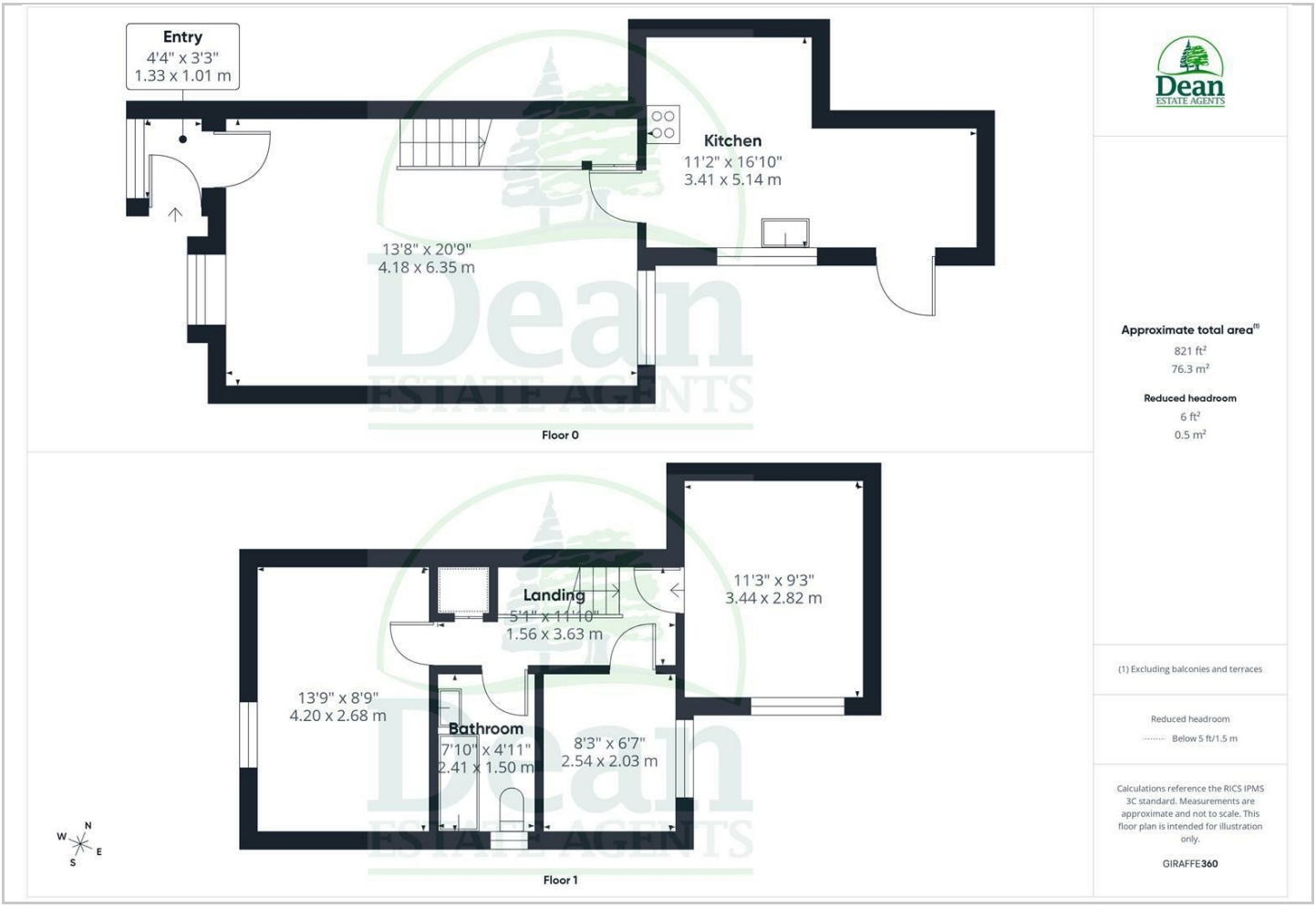
Road Map

Hybrid Map

Terrain Map



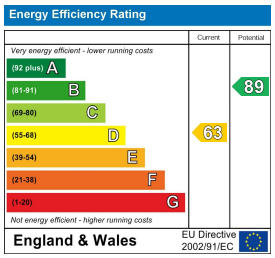
Floor Plan



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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The Property Ombudsman