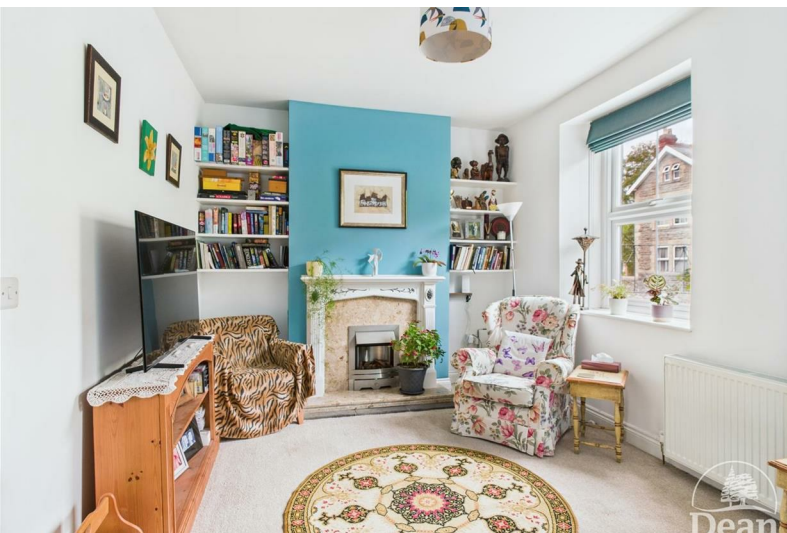




## Belle Vue Road

Cinderford, GL14 2AA

Offers In Excess Of £265,000



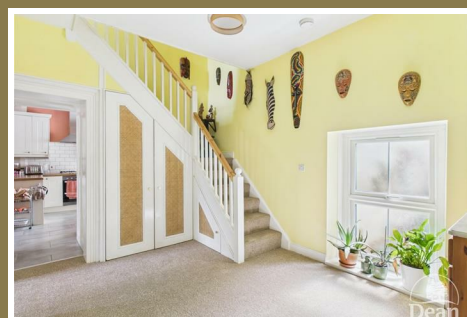
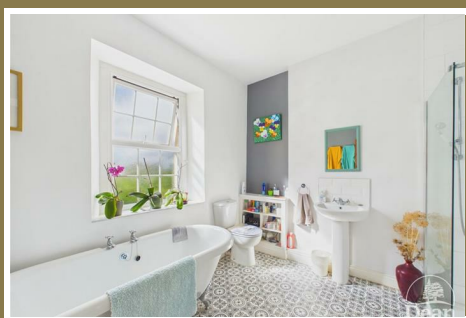
RE-INTRODUCED TO THE MARKET — A spacious three-bedroom home with parking for three vehicles, conveniently positioned within easy walking distance of Cinderford town centre.

Offering well-proportioned accommodation throughout, this attractive attached house on Belle Vue Road provides a great opportunity for buyers looking for a comfortable home in a convenient Forest of Dean location.

The welcoming reception room provides an inviting space for both relaxing and entertaining, with a feature fireplace and inset electric fire creating a cosy focal point. There are three double bedrooms, providing flexibility for family living, guests or home working, together with a spacious four-piece bathroom.

Outside, the property benefits from parking for up to three vehicles — a valuable feature for a town-centre location. Cinderford itself is within easy walking distance, with a selection of shops, one of the oldest cinema's in the country, cafés, services and everyday amenities close at hand.

With its generous accommodation, excellent parking provision and convenient location, this is a home that offers both practicality and flexibility, and is well worth viewing to fully appreciate what it has to



### Entrance Lobby :

5'5" x 5'4" (1.67 x 1.65)

Entered via UPVC door, natural stripped wood doors to utility room and hallway, tiled floor, double glazed window to side aspect

### Utility Room :

6'9" x 5'5" (2.07 x 1.66)

Plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, sink unit, tiled floor, double glazed window to side and rear aspects.

### Central Room :

9'10" x 11'6" (3.02 x 3.52)

Stairs to first floor, built in cupboard, double glazed window to rear aspect.

### Sitting Room :

9'11" x 14'11" (3.03 x 4.55)

Feature fire surround with electric fire inset, radiator, TV aerial point, recessed shelving, two double glazed windows to front aspect.

### Open Plan Kitchen / Diner :

21'1" x 10'9" (6.43 x 3.30)

Recently re-decorated (sept 26)

Fitted with matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven and grill,

extractor hood, integrated dishwasher, breakfast bar, tiled splash backs, tiled floor, double glazed window to rear aspect.

Dining Area - Tiled floor, radiator, double glazed window to front aspect.

### First Floor Landing :

5'10" x 2'5" (1.80 x 0.76)

Built in cupboards, access to loft space.

### Bedroom 1 :

10'4" x 14'11" (3.17 x 4.56)

Natural stripped wood door, radiator, two double glazed windows to front aspect.

### Bedroom 2 :

10'2" x 10'8" (3.11 x 3.27)

Natural stripped wood door, radiator, double glazed window to rear aspect.

### Bedroom 3 :

10'3" x 10'8" (3.14 x 3.27)

Natural stripped wood door, radiator, double glazed window to front aspect.

### Bathroom :

7'3" x 10'4" (2.21 x 3.16)

A large, light and spacious bathroom fitted with a Period style freestanding roll top bath, twin shower

cubicle, low level WC, pedestal wash hand basin, radiator, towel radiator, vinyl flooring, double glazed window to rear aspect.

Outside :

One of the property's particular highlights is the generous private rear garden. Predominantly laid to lawn, the garden is enclosed by established boundaries and features a number of mature fruit trees, creating an appealing space for outdoor dining, gardening and relaxation. There is space for a greenhouse and useful garden storage, with the gated driveway providing excellent parking

and access to the detached garage.

The driveway offers parking for up to three vehicles, while the detached garage provides valuable additional storage or workspace. The combination of garden, garage and parking is a particularly useful feature for a property so conveniently positioned for the town centre.

Agents Note :

The adjoining property has right of access via the twin gates to their property, but this is rarely used.



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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.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

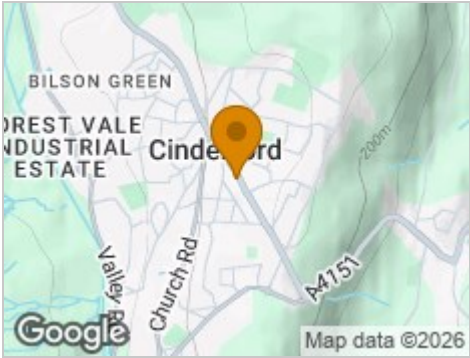
Road Map



Hybrid Map



Terrain Map



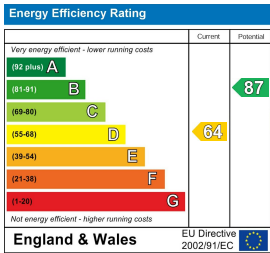
Floor Plan



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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