Dean
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Station Street

Cinderford, Gloucestershire, GL14 2JT

£260,000

3 2 2





A spacious & versatile three bedroom semi-detached property, offered to the market with no onward chain, benefiting from a unique split-level layout, flexible living accommodation, an enclosed rear garden & off-road parking.

The ground floor comprises a welcoming kitchen/dining room, providing a practical space for everyday living & entertaining, together with two well-proportioned bedrooms and a convenient shower room. To the first floor is a generous separate lounge, offering a comfortable space to relax, alongside the main bedroom & a further shower room. An additional family room provides excellent versatility & could be utilised as a home office, hobby room or occasional guest space, depending on individual requirements. Outside, the property benefits from a low-maintenance garden, fully enclosed by fencing, providing a private & manageable outdoor space ideal for relaxing or entertaining. Further benefits include off-road parking.

Offering flexible accommodation arranged over multiple levels, this property presents a fantastic opportunity for a variety of buyers, including families and those seeking adaptable living space, with the added advantage of no onward chain.







Approached via UPVC double glazed front door into:

Entrance Hallway:
2'11" x 3'0" (0.90m x 0.93m)
Tiled flooring, stairs to first floor landing, door to kitchen/dining room, smoke alarm.

Kitchen/Dining Room:
11'8" x 17'0" (3.56m x 5.19m)
A range of base units, wall units & drawers, worktops, tiled splashbacks, stainless steel sink with drainer unit, electric hob & oven, two UPVC double glazed windows to front & side aspects, understairs storage cupboard, power & lighting, door to inner hallway.

Inner Hallway:
2'11" x 21'8" (0.90m x 6.62m)
Doors to shower room, bedroom two, bedroom three & utility room, two double panelled radiators, smoke alarm, power & lighting.

Bedroom Two:
9'1" x 7'1" (2.78m x 2.16m)
Double glazed window to side aspect, double panelled radiator, power & lighting.

Bedroom Three:
8'1" x 6'5" (2.48m x 1.98m)
Double glazed window to side aspect, double panelled radiator, power & lighting.

Shower Room:
4'9" x 5'8" (1.46m x 1.74m)
Shower cubicle with electric shower, W.C., wash hand basin, tiled splashbacks, tiled flooring, window to rear aspect, double panelled radiator, lighting, extractor fan, towel rail.

Utility Room:
8'9" x 3'6" (2.67m x 1.07m)
Worktops, tiled flooring, UPVC double glazed door & window to rear, boiler, consumer unit, power & lighting.

First Floor Landing:
6'3" x 5'6" (1.91m x 1.69m)
Doors to lounge, bedroom one & bathroom, smoke alarm, double panelled radiator, lighting.

Lounge:
13'5" x 14'2" (4.11m x 4.33m)
Feature electric fireplace, double panelled radiator, two UPVC double glazed windows to front & side aspects, power & lighting, loft access, stairs to family room (second floor)

Bedroom One:
7'5" x 9'9" (2.27m x 2.98m)
UPVC double glazed French doors opening to balcony, double panelled radiator, power & lighting.

Bathroom:
5'7" x 6'2" (1.72m x 1.89m)
Panelled bath with electric shower over, tiled splashbacks, W.C., wash hand basin, extractor fan, double panelled radiator, double glazed frosted window to rear aspect, vinyl flooring, lighting.

Family Room:
13'8" x 10'5" (4.18m x 3.19m)
Fitted drawers, two velux roof windows, double glazed window to side aspect, double panelled radiator, power & lighting, smoke alarm.

Outside:
To the front of the property is an attractive, enclosed courtyard garden, bordered by a traditional stone wall with gated access leading to the front entrance.

To the rear is a beautifully presented, low-maintenance garden, thoughtfully landscaped with paved seating areas, decorative gravel, raised timber borders & established potted plants. Fully enclosed by timber fencing, the garden provides a private & inviting space for outdoor relaxation & entertaining, with the added convenience of gated rear access leading to the off-road parking area & outbuilding.

Outbuilding:
12'1" x 9'1" (3.69m x 2.77m)
Two doors, window to side aspect, power & lighting.

Agents Note :
no 22 has right pedestrian access across the rear path of no 20






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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



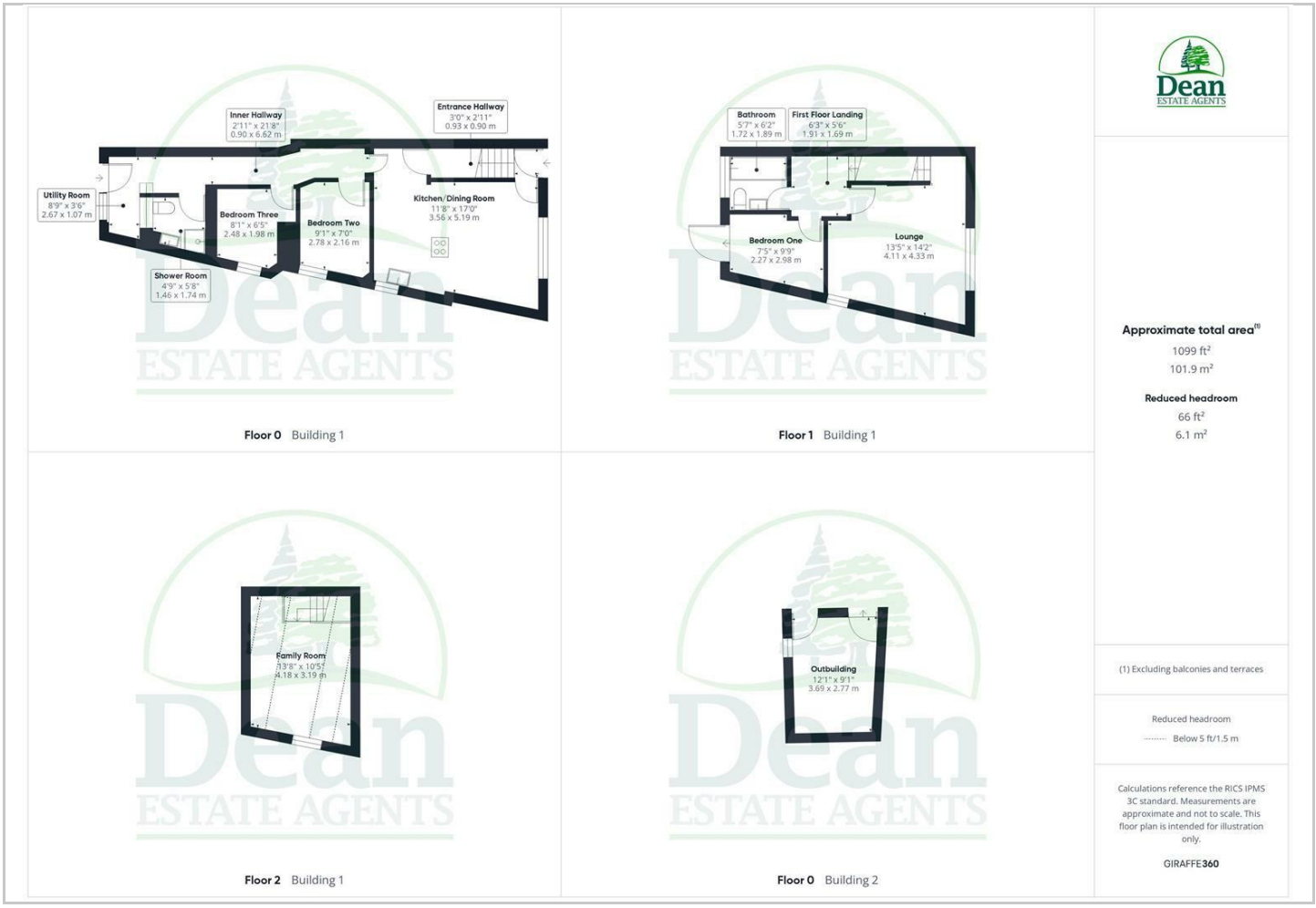
Hybrid Map



Terrain Map



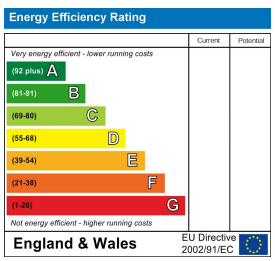
Floor Plan



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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The Property Ombudsman