



## Station Street

Cinderford, GL14 2JW

£280,000



A spacious & characterful three bedroom semi-detached home offering generous accommodation throughout, excellent potential for modernisation and a wealth of original features.

The property is entered via a welcoming entrance hallway with an attractive staircase rising to the first floor. The ground floor offers a spacious lounge featuring a character fireplace and decorative stained-glass windows, providing an ideal setting for entertaining and family gatherings. There is a separate dining room with a large bay window overlooking the rear garden, creating a bright and inviting living space. To the rear of the property is a sizeable kitchen fitted with a range of units and complemented by a traditional Aga-style cooker. Adjoining the kitchen is a useful utility room providing additional storage and workspace, along with a separate shower room & W.C.. The first floor offers three well-proportioned double bedrooms, all enjoying pleasant outlooks. A family bathroom completes the accommodation.

Outside, the property benefits from mature and established gardens offering a high degree of privacy, with a mixture of patio areas, shrubs, trees and a greenhouse. To the front is gated off-road parking leading to an attached garage.

Offering fantastic scope for updating and personalisation, this substantial family home combines generous room sizes, character features and a convenient location, making it an excellent opportunity for buyers seeking a property they can make their own.



Approached via wooden front door into:

#### Entrance Hallway:

9'11" x 6'5" (3.04m x 1.96m)

Window to front aspect, doors to lounge, dining room & kitchen, stairs to first floor landing, power & lighting.

#### Lounge:

14'11" x 14'4" (4.55m x 4.39m)

Exposed stone fireplace, decorative window to front aspect, electric heater, power & lighting.

#### Dining Room:

13'10" x 13'3" (4.22m x 4.05m)

Exposed stone fireplace, electric heater, French doors into rear garden, two windows to rear aspect, power & lighting.

#### Kitchen:

12'2" x 9'10" (3.71m x 3.00m)

A range of base units, wall units & drawers, worktops, tiled splashbacks, one & a half sink with drainer unit, integral appliances, range cooker, window to rear aspect, window into utility room, door to utility room, power & lighting.

#### Utility Room:

8'9" x 7'6" (2.69m x 2.30m)

Wall units, base units, sink with drainer unit, tiled flooring, door to shower room & W.C., windows to side aspect, rear door to garden, power & lighting.

#### Shower Room:

3'11" x 3'1" (1.21m x 0.95m)

Walk in shower, electric shower, window to side aspect, extractor fan, tiled flooring, tiled walls, lighting.

#### W.C.:

4'2" x 3'3" (1.29m x 1.01m)

W.C., window to rear aspect, lighting.

#### First Floor Landing:

7'4" x 2'7" (2.24m x 0.79m)

Window to side aspect, doors to bedrooms & bathroom, loft access, lighting.

#### Bedroom One:

13'9" x 12'6" (4.20m x 3.82m)

Window to rear aspect, power & lighting, double panelled radiator, fitted wardrobes.

#### Bedroom Two:

12'4" x 10'7" (3.77m x 3.24m)

Fitted storage cupboard, window to rear aspect, power & lighting.

#### Bedroom Three:

#### Bathroom:

8'11" x 4'6" (2.73m x 1.39m)

Pannelled bath with electric shower, shower screen, wash hand basin, W.C., window to front aspect, lighting.

## Outside:

The property enjoys a generous and mature plot with attractive gardens to both the front and rear. To the front, a gated driveway provides off-road parking and leads to an attached garage, while established hedging and stone boundary walls create a welcoming approach and offer a good degree of privacy.

The rear garden is a particular feature of the property, enjoying a private and enclosed setting surrounded by a variety of mature trees, shrubs and established planting. A paved patio area provides an ideal space for outdoor dining and entertaining, whilst

further areas of gravel and planting beds offer excellent potential for keen gardeners. The garden also benefits from a greenhouse and a range of mature specimen plants, creating a peaceful and secluded outdoor environment. The established nature of the grounds provides year-round interest and offers plenty of scope for further landscaping or personalisation.

## Garage:

13'7" x 10'2" (4.15m x 3.10m)

Up & over door, door to rear aspect, power & lighting.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

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.

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.

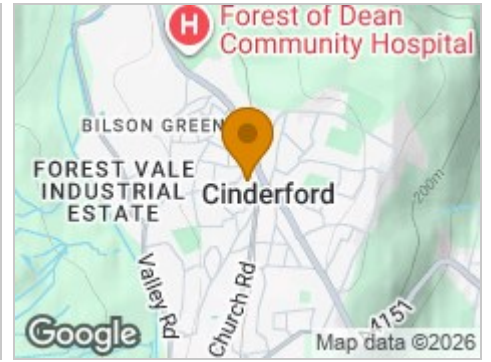
## Road Map



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.