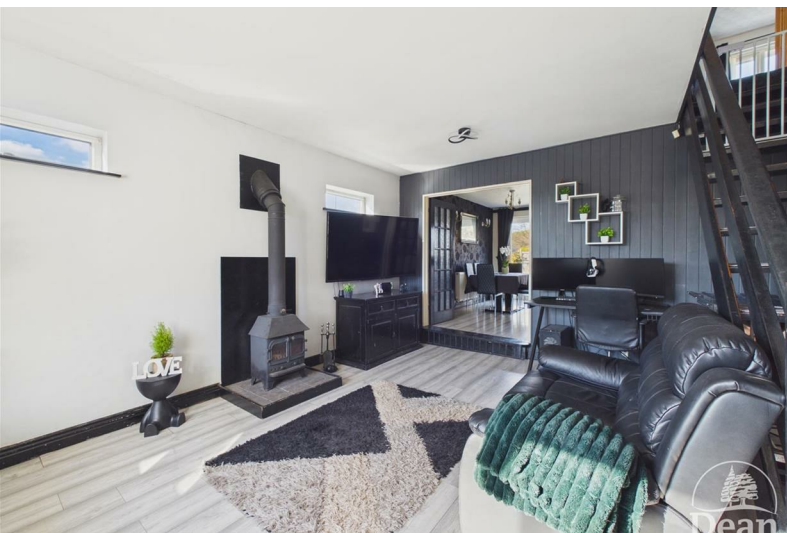




## Parragate

Cinderford, GL14 2LT

£255,000





\*\*\*MOTIVATED SELLERS\*\*\*PRICED TO SELL\*\*\*4 BEDROOM SEMI-DETACHED HOUSE\*\*\*

This house offers great family space having a good sized lounge, fitted kitchen/diner, utility room, 2 separate cloakrooms, conservatory, 4 double bedrooms one with shower and wash basin, family bathroom. Outside is 2 separate driveways, an integral garage, enclosed rear private gardens.

MUST VIEW!



Entrance Porch :

5'6 x 4.0 (1.68m x 1.22m.0.00m)

Tiled floor, double glazed window to front, half glazed door to:-

Lounge :

17'5 x 14'1 (5.31m x 4.29m)

Open tread stairs to first floor, twin panel radiator, Wood burning stove, laminate flooring, double glazed window to front, two double glazed windows to side, twin opening doors to:-

Kitchen/Diner :

13'1 x 14 (3.99m x 4.27m)

Fitted with a range of matching wall and base storage units, sink unit, gas hob, extractor hood, built-in microwave, electric oven and grill, space for fridge, breakfast bar, laminate flooring, double glazed window to rear, wall mounted combi gas boiler. Dining area has laminated floor, twin panel radiator, double glazed sliding patio doors to rear, sliding door :-

Utility Room :

7'11 x 7'10 (2.41m x 2.39m)

Wall cupboard, plumbing for washing machine and dishwasher, Laminate floor, part tiled walls, radiator, glazed door to conservatory, door to cloakroom and door Garage.

Cloakroom :

2'11 x 4'10 (0.89m x 1.47m)

Low level WC, laminate floor, part tiled walls.

Conservatory :

9'9 x 7'5 (2.97m x 2.26m)

UPVC double glazed construction, tiled floor, two radiators, door to outside.

First Floor Landing :

Walk-in airing cupboard with shelves. Access to boarded loft with ladder.

Bedroom 1 :

13'2 x 13'10 (4.01m x 4.22m)

Laminate floor, radiator, double glazed window to front, wash hand basin in vanity unit, shower cubicle.

Bedroom 2 :

13'1 x 7'11 (3.99m x 2.41m)

Laminate floor, radiator, double glazed window to front.

Bedroom 3 :

9'4 x 11.0 (2.84m x 3.35m.0.00m)

Laminate floor, radiator, double glazed window to rear.

#### Bedroom 4 :

9'5 x 11'0 (2.87m x 3.35m)

Laminate floor, radiator, double glazed window to rear.

#### Bathroom :

7'3 x 7'7 (2.21m x 2.31m)

Bath with shower attachment over, wash hand basin, shower cubicle, double glazed window to side, radiator, tiled walls, tiled floor.

#### Cloakroom :

2'11 x 4'10 (0.89m x 1.47m)

Low level WC, part tiled walls, extractor fan.

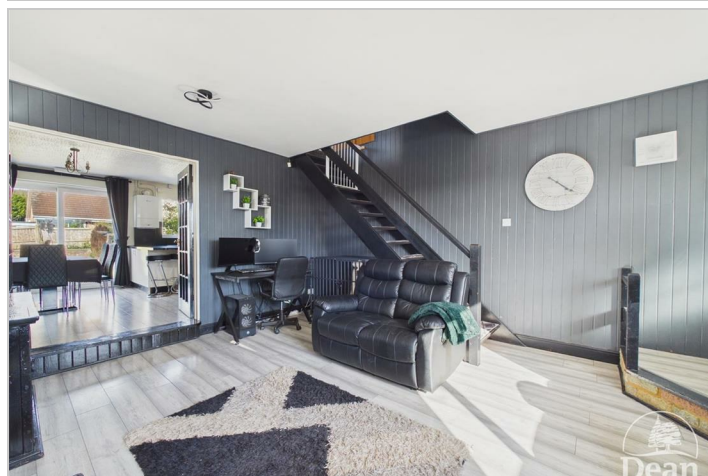
#### Outside :

Driveway to front and side, twin gates leading to rear garden. Separate driveway to Garage. Rear Garden with raised patio adjacent to the rear of the property, lawned gardens, deck and pergola with seat. Views of the forest in the distance.

#### Garage :

25'3 x 8'0 (7.70m x 2.44m)

Up and over door, courtesy door to property.



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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



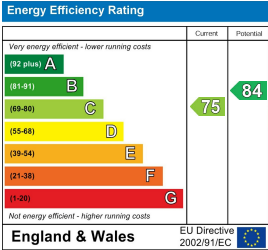
Floor Plan



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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