



## Church Road Cinderford, GL14 2DU

£225,000



Situated on Church Road in Cinderford, this delightful end terrace house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge, a formal dining area, or a playroom for the children.

The property features three comfortable bedrooms, providing ample space for family living or accommodating guests. Each room offers a peaceful retreat, ideal for rest and relaxation after a long day. The layout is practical and functional, ensuring that every member of the household has their own space.

Completing this charming home is a well-appointed bathroom, designed for both convenience and comfort. It offers all the essential amenities, making daily routines a breeze.

Situated in a desirable location, this property is close to local amenities, schools, and parks, making it an ideal choice for families. The surrounding area is known for its friendly community and picturesque scenery, providing a lovely backdrop for your new home.

In summary, this end terrace house on Church Road is a wonderful opportunity to create lasting memories in a welcoming environment. With its generous living spaces, three bedrooms, and convenient location, it is a property not to be missed.



#### Entrance Hallway :

10'5" x 3'4" (3.18 x 1.03)

Entered via UPVC door, laminate flooring, twin paneled radiator, stairs to first floor.

#### Lounge Area :

13'7" x 12'3" (4.15 x 3.74)

Double glazed bay window to front aspect, radiator, telephone point, recessed shelving, carpeted floor.

#### Dining Area :

10'9" x 13'1" (3.28 x 3.99)

Double glazed window to rear aspect, fireplace with a multi fuel stove, laminate flooring, twin paneled radiator, 2 steps up to Kitchen.

#### Kitchen :

11'3" x 7'11" (3.44 x 2.42)

Fitted with matching wall and base cabinets in a Farmhouse style, Belfast style sink, plumbing for an automatic washing machine, integrated fridge and freezer, extractor hood, wood flooring, double glazed window to side and rear aspects, tiled splash backs, down lighting,

wall mounted Ideal logic combi boiler (installed February 2019), under stairs pantry with shelving, double glazed door to rear garden.

#### First Floor Landing :

10'10" x 6'7" (3.31 x 2.01)

Access to loft space (which is boarded, and benefits from a light and sky light), radiator.

#### Bedroom 1 :

10'8" x 9'4" (3.26 x 2.86)

Double glazed window to front aspect with forest views, twin paneled radiator.

#### Bedroom 2 :

10'9" x 9'1" (3.29 x 2.78)

Double glazed window to rear aspect, twin paneled radiator.

#### Bedroom 3 :

11'1" x 7'9" (3.39 x 2.37)

Double glazed window to side aspect. twin paneled radiator.

#### Bathroom :

7'5" x 6'4" (2.28 x 1.94)

Fitted with a four piece white suite comprising

bath with shower attachment, twin sinks with vanity unit, low level WC, shower cubicle, part tiled walls, towel rail, vinyl flooring, two wall lights and down lights, double glazed window to front aspect.

**Outside :**

Side pedestrian entrance gate to rear garden, patio adjacent to the house with a covered canopy, water tap, power points, wood store, steps leading up to a further tiered area the first having Astro turf and the second level is decked with a garden shed.



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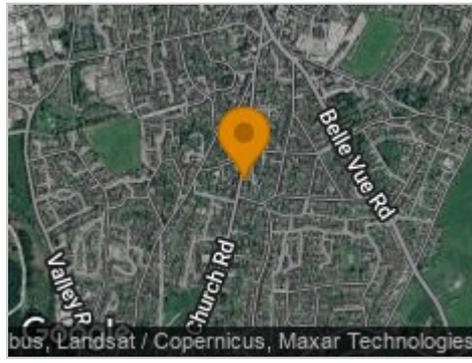
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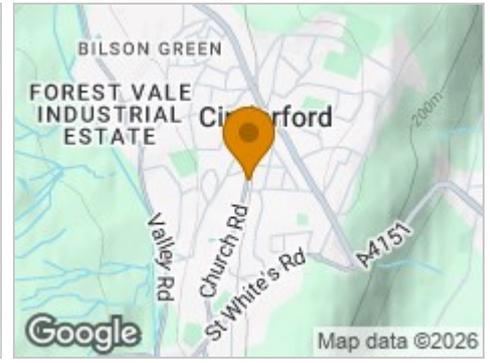
## Road Map



## Hybrid Map



## Terrain Map



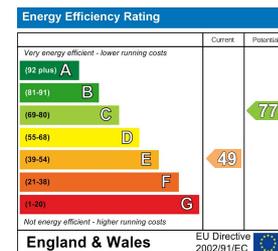
## Floor Plan



## 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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