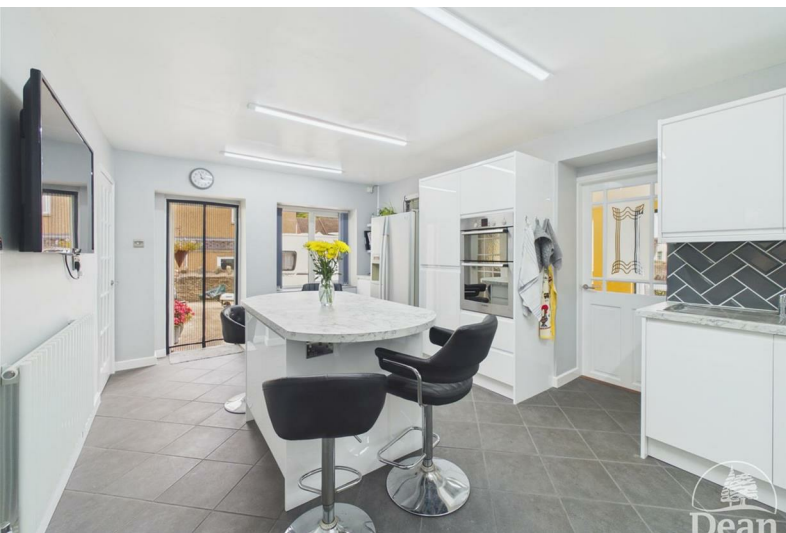




Bilson

Cinderford, GL14 2LJ

£350,000



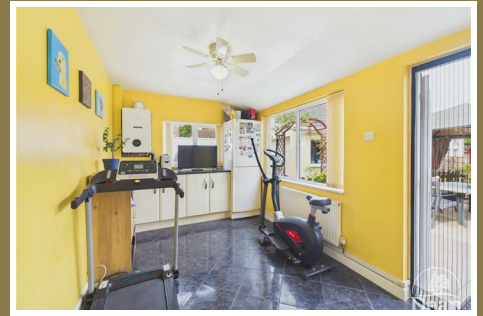
Dean Estate Agents are pleased to offer "For Sale" this spacious and well presented attached house standing in a generous plot and having the benefit of parking for up to 4 vehicles including a caravan.

The property boasts a white high gloss fitted kitchen, sun room, separate utility/cloakroom, a living room and separate dining room. To the first floor are 3 double bedrooms and 4 piece family bathroom.

Neutral decor throughout, gas heating and double glazing.

The stand out feature are the generous gardens and private patio area together with the double garage and off road parking.

Close to woodland walks this property is a must to see!



Entrance Porch :

4'0" x 7'5" (1.23 x 2.28)

Entered via double glazed door, double glazed windows to front and side aspects, double glazed door to Entrance Hall.

Entrance Hall :

12'0" x 5'8" (3.68 x 1.74)

Wood effect laminate flooring, stairs to first floor, under stairs cupboard, down lighting, radiator, glazed doors to Kitchen, Dining Room and Sitting Room.

Sitting Room :

11'9" x 11'10" (3.60 x 3.63)

Electric fire, wall lights, radiator, coved ceiling, double glazed window to front aspect.

Dining Room :

11'10" x 11'7" (3.62 x 3.55)

Radiator, glazed doors to Hallway and Kitchen, double glazed window to front aspect

Kitchen :

11'2" x 18'1" (3.41 x 5.53)

White high gloss cabinets, center island with cupboards and power points, integrated eye level oven and grill, electric hob and extractor hood, plumbing for dishwasher, space for American fridge/freezer, tiled splash backs, tiled floor, double glazed window and door to side aspect, glazed door to Sun Room.

Sun Room :

8'2" x 13'7" (2.49 x 4.15)

Radiator, base cabinet, tiled floor, wall mounted gas boiler (installed April 2026 with 7 year warranty), double glazed windows to side and rear aspects, double glazed French doors to rear.

Utility / Cloakroom :

7'9" x 5'2" (2.37 x 1.60)

Low level WC, vanity wash hand basin, fitted cupboards, space for tumble dryer, plumbing for washing machine, tiled walls, tiled floor

First Floor Landing :

14'11" x 5'10" (4.55 x 1.79)

Access to loft (with ladder), double glazed window to front aspect.

Bedroom 1 :

12'2" x 12'1" (3.73 x 3.69)

Fitted with wardrobes, bridging units, bedside cabinets, dressing table and chest of drawers, radiator, double glazed window to front aspect.

Bedroom 2 :

11'11" x 11'9" (3.65 x 3.60)

Fitted with wardrobes, dressing table and bedside cabinets, radiator, double glazed window to front aspect.

Bedroom 3 :

11'1" x 9'5" (3.40 x 2.88)

Double sized room, sky light, radiator, wall lighting, double glazed window to rear aspect.

Bathroom :

8'3" x 8'1" (2.52 x 2.47)

Low level WC, vanity wash hand basin, corner spa bath, shower cubicle, wall lighting, radiator, tiled walls, vinyl flooring, double glazed window to side aspect.

Detached Double Garage :

With pitched roof. Two up and over doors, power and lighting, storage in roof space, double glazed windows to side and rear aspects, double glazed door to rear garden.

Outside :

Front -Enclosed lawn area. Open plan gravelled hard standing allowing one to drive on drive off. Wrought iron gates, open onto the block pavior driveway providing off

road parking for numerous vehicles including a caravan. Enclosed lawn. with picket fencing.

Rear - Patio adjacent to the house, summer shade canopy, water feature, clematis trellis, flower / shrub borders, side pedestrian gate. Through the arch is a lawned garden with stone walling to the side, other boundaries are fenced, garden shed, two mature trees.

Stone Built Shed :

Power and light, situated by the entrance gates.

Agents Note :

The gravelled hard standing is council owned however has been maintained by the present owners of no 7 for the last 20 years of which they have right of access over.



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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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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

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

Road Map



Hybrid Map



Terrain Map



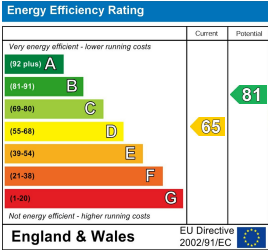
Floor Plan



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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