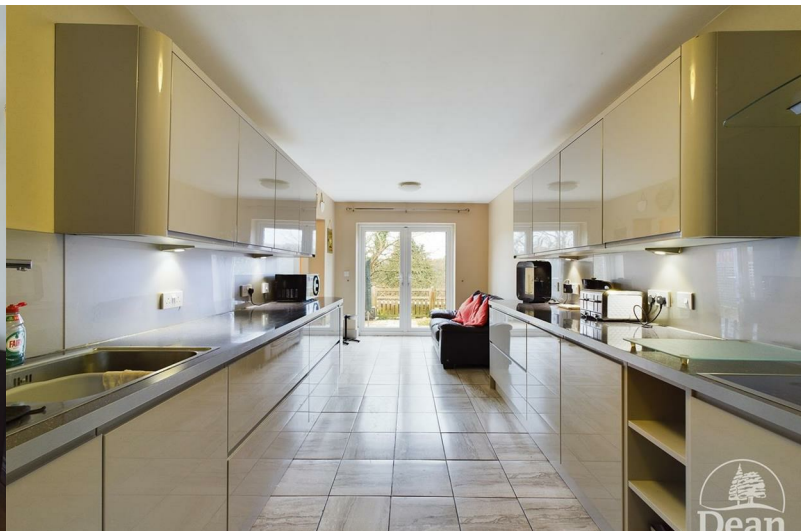




Staple Edge View

Cinderford, GL14 3EJ

£250,000



VIRTUAL TOUR AVAILABLEDean Estate Agents are pleased to offer for sale this very deceivingly spacious 3 storey town house enjoying views to the rear of woodland. On the first floor are 2 bedrooms and bathroom, ground floor 2 bedrooms and shower room, lower ground floor, spacious lounge, study, utility room and spacious re-fitted kitchen/diner. There is an attached garage and the gardens lie predominantly to the rear with a raised patio area, steps lead down to the lawned garden are large carp pond.



Entrance Hallway:

Stairs to lower ground floor and first floor, two built in cupboards, radiator.

Bedroom 4:

Double glazed window to front, radiator.

Shower Room:

Shower cubicle, low level Wc, Vanity wash hand basin, radiator, tiled walls, extractor fan.

Bedroom 1:

Double glazed window to rear with forest views, radiator.

First Floor Landing:

Access to loft.

Bedroom 2:

Double glazed window to front, built in cupboard, radiator.

Bathroom:

Panel bath with shower attachment over, pedestal wash basin, low level Wc, extractor fan.

Bedroom 3:

Double glazed window to rear, radiator.

Lower ground floor:

Study:

Radiator.

Utility room:

Plumbing for washing machine, space for tumble dryer, double glazed window to rear, wall cupboards, radiator.

Lounge/Diner:

Wood effect laminate flooring, radiator, double glazed patio doors to outside, shelved recess.

Kitchen/Diner:

Re-fitted with a range of matching wall and base storage units, sink unit, ceramic hob, extractor hood, electric oven, space for American style fridge/freezer, deep pan drawers, double glazed French doors to rear garden, space for table and chairs.

Outside:

To the front of the property is driveway providing off road parking. To the rear is a raised patio area with steps down to lower garden laid to lawn, there is a large covered carp pond and shed.

Garage:

Attached, with up and over door, power and light.

Consumer Notes:

Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and 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 our 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. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the

copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and 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 at that time.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

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.

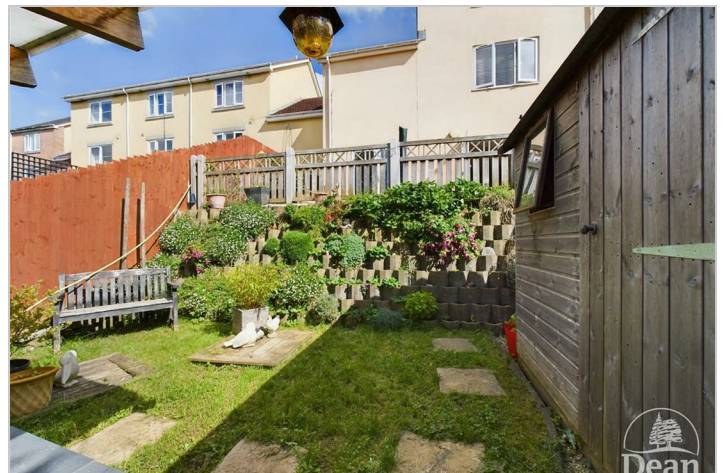
Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

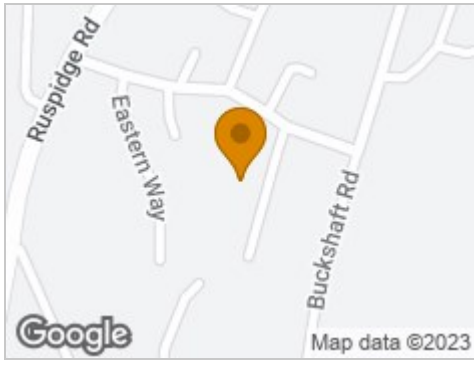
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

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



Road Map



Hybrid Map



Terrain Map



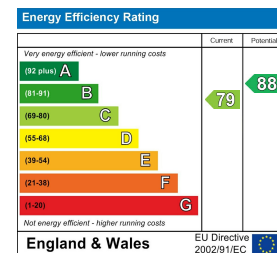
Floor Plan



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



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.