



## West View

Cinderford, GL14 2EP

£255,000



Dean Estate Agents are pleased to offer for sale this detached house which has recently been re-decorated throughout. There is a good size lounge, separate dining room and fitted kitchen, 3 bedrooms and family bathroom. \*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\*Good size garden to the rear and attached garage.



#### Entrance Hall:

Stairs to first floor, radiator.

#### Lounge:

Double glazed window to front aspect, radiator, door to dining room.

#### Dining room:

Double glazed French doors to garden, two radiators, built in under stairs cupboard, arch way to kitchen.

#### Kitchen:

Fitted with a range of matching wall and base storage units, space for fridge, plumbing for washing machine, electric cooker point, wall mounted gas boiler, sink unit, double glazed window to rear aspect.

#### First floor landing:

Built in airing cupboard with hot water tank, access to loft.

#### Bedroom 1:

Double glazed window to rear aspect, radiator.

#### Bedroom 2:

Double glazed window to front aspect having woodland views in the distance, radiator.

#### Bedroom 3:

Double glazed window to front aspect, radiator.

#### Bathroom:

Bath with shower over, wash hand basin, low level WC, radiator, double glazed window to rear.

#### Garage:

Attached garage with up and over door, power and light, storage area, courtesy door to rear garden.

#### Outside:

Open plan lawned garden to the front and driveway to attached garage. Pedestrian access at both sides leads to the rear with patio adjacent to the house and steps lead up to the sloping lawned gardens. Mature shrubs, water tap and lighting.

#### 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 and if so, a note will be made. 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 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. Therefore, we would of course urge you to view before making any decisions to purchase or rent a property.

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

Through this website you may be able to link to other websites which are not under the control of Dean Estate Agents Ltd. We have no control over the nature, content and availability of those sites. The inclusion of any links does not necessarily imply a recommendation or endorse the views expressed within them.

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.

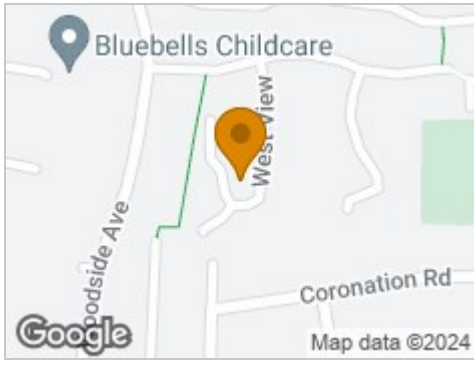
EPC Rating - TBC

Agents Note:

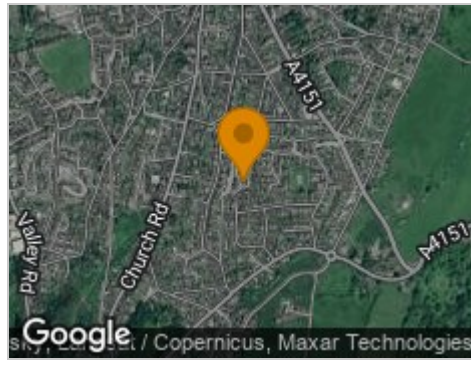
We await approval from the seller of this brochure and details, please contact Dean Estate Agents for an updated brochure if applicable.



## Road Map



## Hybrid Map



## Terrain Map



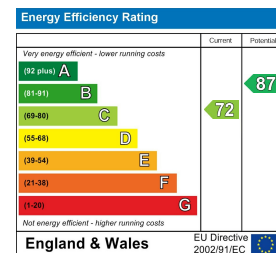
## Floor Plan



## 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.