



## Belle Vue Road

Cinderford, GL14 2AA

£174,950





**\*\* VIRTUAL TOUR AVAILABLE \*\*** Dean Estate Agents are pleased to offer 'For Sale' this smartly presented end of terrace house within close proximity of the town centre. The property benefits 2 reception rooms a fitted kitchen, 2 bedrooms and a white bathroom suite. Re-placed double glazing, an enclosed garden to the rear and gas central heating.  
**NO ONWARD CHAIN!**



#### Entrance Hallway :

Dado rail, laminate flooring, radiator, half glazed door to Dining Room.

#### Dining Room :

Stairs to first floor, down lighting, under-stairs cupboard, double glazed window to rear aspect, twin paneled radiator, twin glazed doors to Sitting Room.

#### Sitting Room :

Double glazed window to front aspect, single panel radiator, down lighting, fireplace with electric fire and shelved recess.

#### Kitchen :

Wall and base cabinets, sink unit, space for fridge, gas hob, electric oven, extractor, double glazed window to rear aspect, space for washing machine, double glazed door to outside, tiled floor.

#### Bedroom 1 :

A lovely light room with two double glazed windows to front aspect, radiator, half glazed door.

#### Bedroom 2 :

Double glazed window to side aspect, half glazed door, access to loft space which is boarded and carpeted, has a pull down ladder, sky light, power and lighting,

#### Bathroom :

Bath with shower over, low level WC, wash hand basin, double glazed window to rear aspect, tiled floor and walls, built in storage cupboard, towel radiator.

#### Outside :

Gravelled courtyard to the front and lawned garden to the rear.

#### Consumer Notes :

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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.

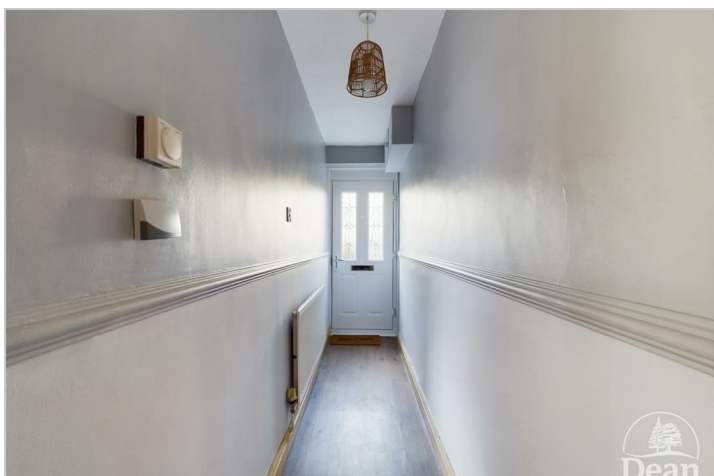
Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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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



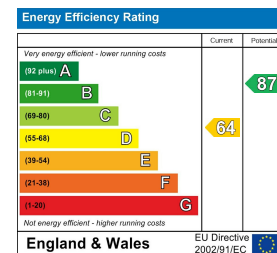
## Floor Plan



## 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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