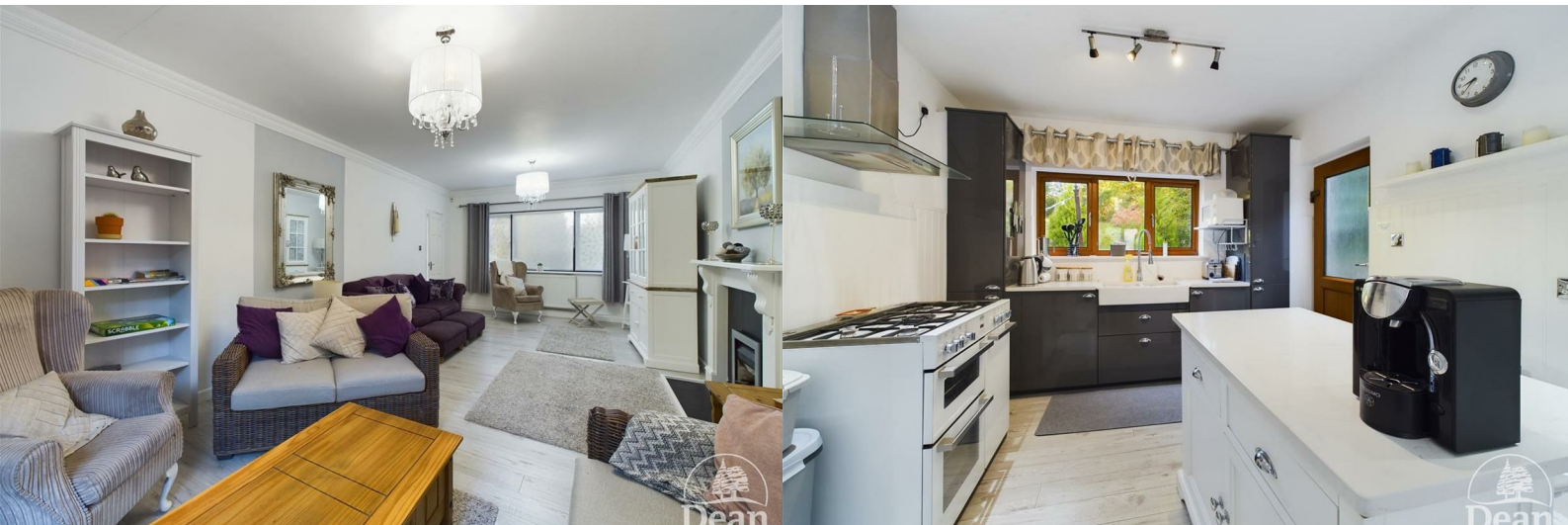




Buckshaft Road

Cinderford, GL14 3DL

£333,000



*** VIRTUAL TOUR AVAILABLE *** Dean Estate Agents are thrilled to offer 'For Sale' this most contemporary 2/3 bedroom dormer property. The kitchen has a centre island workstation/breakfast bar, a dining area and door to the ground floor third bedroom or study/workroom. The lounge has a dual aspect and enjoying views across the gardens, 2 further bedrooms and a shower room can be found on the first floor. NO ONWARD CHAIN!



Entrance Hallway :

Stairs to the first floor, paneled radiator, alarm sensor, digital thermostat for central heating system, laminate flooring.

Lounge :

Dual aspect with UPVC double glazed window to front, sliding double glazed patio doors, laminate flooring, fireplace with coal effect fire, coving, 2 radiators, alarm sensor, TV aerial point.

Kitchen / Dining Room :

Dual aspect with grey gloss fronted wall and base cabinets, ceramic twin bowl sink unit with extending hose type flexible mixer tap, UPVC double glazed window to rear aspect, centre island with cupboards beneath, radiator, laminate flooring, UPVC double glazed door to rear, recessed ceiling spotlights, gas cooker point with an extractor over, smoke alarm, UPVC double glazed window to front, wall mounted gas boiler and radiator in dining area.

Bedroom 3 / Study / Workroom :

Front aspect with UPVC double glazed window, floor to ceiling storage with sliding mirrored doors, radiator, access to the loft space.

Bathroom :

Freestanding Victorian bath incorporating shower mixer tap, wash hand basin, low level WC, laminate flooring, recessed ceiling lighting over mirror area, radiator incorporating towel rail, understairs cupboard, UPVC double glazed window to rear aspect.

First Floor Landing :

Velux window to rear aspect and smoke alarm.

Bedroom One :

UPVC double glazed window to front aspect, radiator,

ceiling fan, eaves storage cupboard and access into loft space.

Bedroom Two :

UPVC double glazed window to side aspect, telephone point, radiator, eaves storage cupboard, access into loft space, airing cupboard housing hot water tank and immersion heater.

Shower Room :

Low level WC, wash hand basin and large shower cubicle with mains shower, shaver point with light, mirror, vinyl flooring, medicine cabinet, UPVC double glazed window.

Outside :

Front - Double wooden gates give access to the off road parking area, suitable for several vehicles with a turning space. There are fenced boundaries, an abundance of shrubs and seasonal flowering plants, outside lighting, pedestrian side access to the rear gardens and views across the surrounding area.

Rear - Mixture of lawns, patio and shrub borders, outside tap, hot tub (to be included in the sale which has been professionally installed), garden lighting and illumination of the Oak tree to the top of the garden, summerhouse, shrub borders, sensor lighting, solar lighting and fenced boundaries.

Consumer Notes :

Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, 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 the 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, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. 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 we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

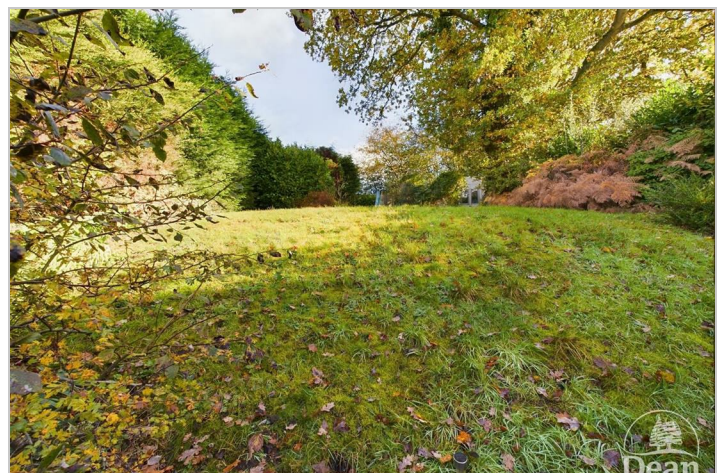
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



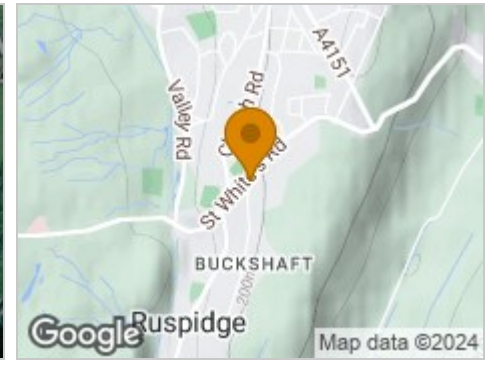
Road Map



Hybrid Map



Terrain Map



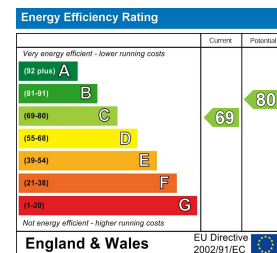
Floor Plan



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.