



## Southwood Close

Cinderford, GL14 2PR

£210,000



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* NO ONWARD CHAIN \*\*\*

Dean Estate Agents are pleased to offer 'For Sale' this 3 bedroom semi detached property within easy walking distance of the town centre. The property requires modernisation throughout and benefits from a lounge with separate dining area, kitchen, utility, downstairs WC, three bedroom, shower room, gas central heating, double glazing, gardens to front, side and rear.



#### Entrance Hallway :

Stairs to first floor, double glazed window to front aspect.

#### Lounge :

Stone fireplace, coved ceiling, double glazed window to front aspect, opening to dining area, radiator.

#### Dining Area :

Sliding patio door to rear, radiator, coved ceiling, opening to kitchen.

#### Kitchen :

Matching wall and base cabinets, sink unit, coved ceiling, double glazed window to rear aspect.

#### Utility Room :

Double glazed window to rear aspect, door opening to side aspect, Worcester boiler.

#### WC :

Double glazed window to side aspect, low level WC.

#### First Floor Landing :

Double glazed window to side aspect, storage cupboard.

#### Bedroom 1 :

Double glazed window to front aspect, radiator, wood panel flooring.

#### Bedroom 2 :

Double glazed window to rear aspect, radiator.

#### Bedroom 3 :

Double glazed window to front aspect, radiator.

#### Shower Room :

Shower cubicle, low level WC, pedestal wash hand basin, double glazed window to rear aspect, radiator.

#### Outside :

Front - Entered via pedestrian access gate, with a path leading to the front door, lawns, hedging and various shrubs.

Side - Lawn, Christmas tree, shed.

Rear - Enclosed by wood panel fencing and hedging. patio lawn and various shrubs.

#### 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.

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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 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.

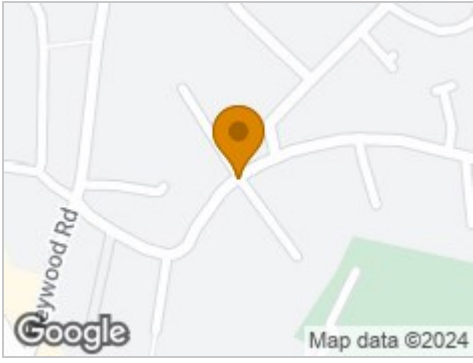
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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



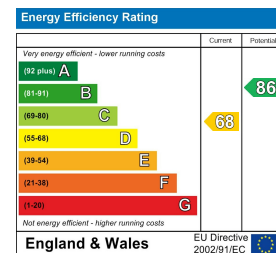
## Floor Plan



## 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



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