



## Steam Mills

Cinderford, GL14 3JD

£169,950



\*\*\* VIRTUAL TOUR AVAILABLE \*\*\*

Dean Estate Agents are delighted to offer 'For Sale' this two bedroom property, with accommodation set over three levels. The property is located within easy walking distance of woodland and also benefits from a spacious lounge with stairs to lower and upper floors, kitchen, dining room, shower room and utility to the lower ground floor, two bedrooms to the first floor, gas central heating, double glazing, courtyard to the rear, an easy to maintain rear garden, with off road parking accessed via a Forestry Commission track.



**Living Room :**

Entered via the front door, double glazed windows to front aspect and rear aspects, open fireplace, two radiators, stairs to first floor and lower ground floor.

**First Floor Landing :**

**Bedroom 1 :**

Double glazed window to front aspect, radiator.

**Bedroom 2 :**

Double glazed window to rear aspect with views towards woodland, built in cupboard, radiator.

**Lower Ground Floor :**

**Dining Room :**

Fireplace, radiator, doorway to Kitchen, built in under stairs cupboard.

**Kitchen :**

Fitted wall and base cabinets, oven and hob with extractor over, tiled splash backs, window to rear aspect.

**Rear Hall :**

Door to outside.

**WC :**

Low level WC, wash hand basin, feature wood panel wall.

**Shower Room :**

tiled walls and floor, wash hand basin, doorway to Utility Room.

**Utility Room :**

Plumbing for washing machine, space for tumble dryer.

**Outside :**

Front - Gated access to courtyard.

Rear - Easy maintenance garden with covered patio, decked

area, summerhouse, garden shed and off road parking for 3 vehicle via a Forestry Commission track.

**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. Therefore, we would of course urge you to view before making any decisions to purchase or rent a property.

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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.

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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.

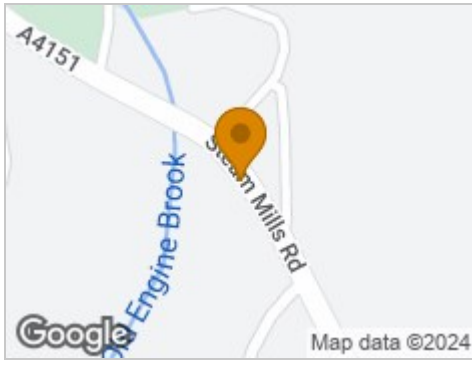
EPC Rating - TBC

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



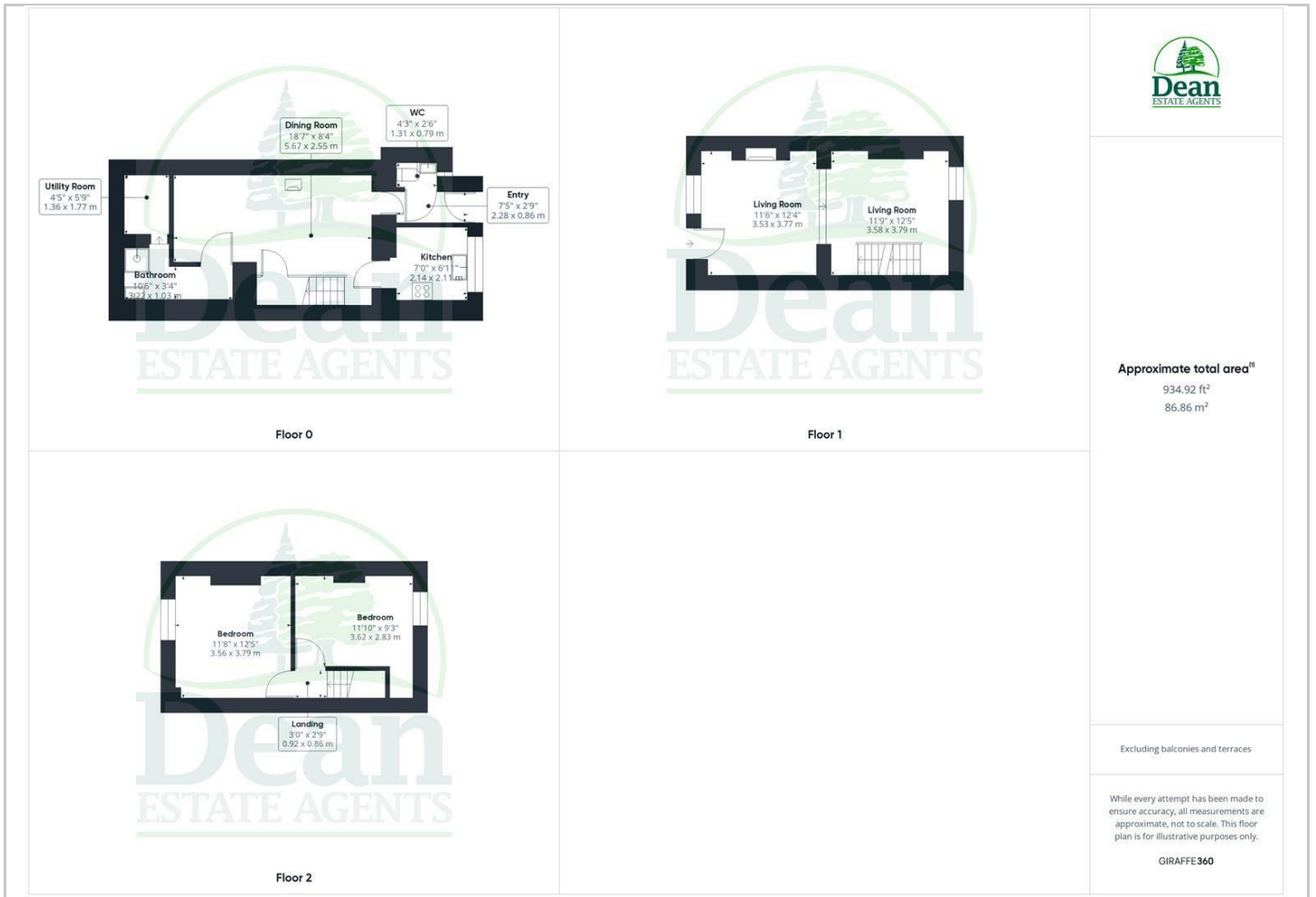
## Hybrid Map



## Terrain Map



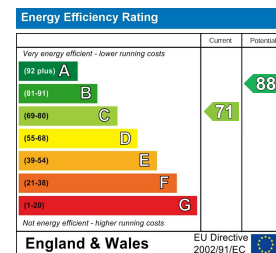
## Floor Plan



## 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



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