



## Cedardean

Cinderford, GL14 2XW

£225,000





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

Dean Estate Agents are thrilled to offer 'For Sale' this three bedroom semi detached property within easy walking distance of Cinderford Town Centre. The property also benefits from lounge, kitchen, shower room with separate WC, garden to front, side and rear, gas central heating, double glazing, and off road parking.



**Entrance Hallway :**

Entered via UPVC door, built in cupboard, downstairs recess, stairs to first floor, radiator, double glazed window to rear aspect, double glazed door to rear garden

**Cloakroom :**

Low level WC, wash hand basin, double glazed window to side aspect.

**Kitchen :**

Matching wall and base cabinets, 1.5 bowl sink unit, space for cooker, washing machine, dishwasher, fridge freezer, table and chairs. Tiled splash backs, radiator, laminate flooring, double glazed window to front aspect.

**Lounge :**

Double glazed window to rear aspect, dado rail, radiator, glass door to hallway.

**First Floor Landing :**

Access to loft space, built in cupboard with gas boiler.

**Bedroom 1 :**

Double glazed window to front aspect, radiator.

**Bedroom Two :**

Double glazed window to rear aspect, twin panel radiator.

**Bedroom 3 :**

Built in over stairs cupboard, double glazed window to rear aspect, radiator.

**Shower Room :**

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

**WC :**

Low level WC, double glazed window to side aspect.

**Outside :**

Front : Twin gates give access to the property and there are additional twin gates to the driveway. The easily maintained garden to the front is laid with gravel which is ideal to put pots on. The side garden has a lawn, patio 2 sheds and mature trees and to the rear is an additional patio and steps lead up to a raised deck.

**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.

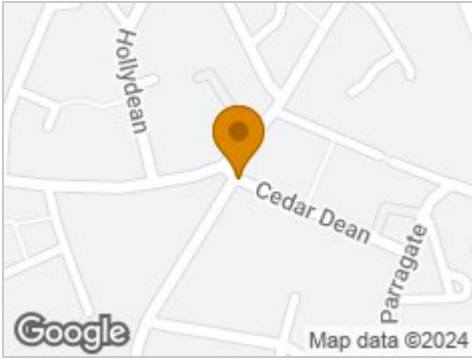
Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.





## Road Map



## Hybrid Map



## Terrain Map



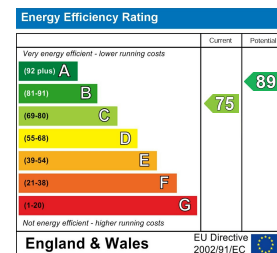
## Floor Plan



## 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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