



## Listers Place

Cinderford, GL14 2LA

£185,000



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

Dean Estate Agents are thrilled to offer 'For Sale' this two bedroom coach house within easy reach of Cinderford Town Centre. The property benefits from open plan lounge / diner, fitted kitchen, shower room, garage, off road parking and enclosed garden area and has views over rooftops towards the forest.



**Entrance Hall :**  
Stairs to first floor.

**Open Plan Lounge / Diner :**  
Windows to front and rear aspects, two radiators, cupboard with gas combi boiler (installed 2021), opening to Hallway.

**Hallway :**  
Radiator, access to loft space.

**Kitchen :**  
Matching wall and base cabinets, 1.5 bowl sink unit, gas hob, electric oven, plumbing for washing machine, tiled floor, tiled splash backs, window to front aspect with views over roof tops towards Forest.

**Bedroom 1 :**  
Fitted wardrobe with matching bedside cabinets, radiator, window to front aspect.

**Bedroom 2 :**  
Window to rear aspect, radiator.

**Shower Room :**  
Shower cubicle, vanity wash hand basin, low level WC, radiator, skylight.

**Outside :**  
Integral garage with up and over door adjacent to the front door, with pedestrian door at the rear giving access to the fully enclosed garden area.

**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.

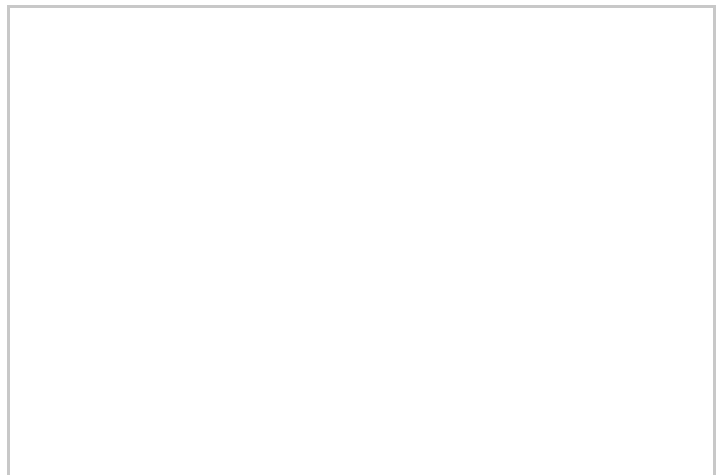
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Equipment: Dean Estate Agents have not tested the

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



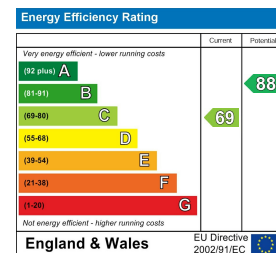
## Floor Plan



## 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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