



Teagues Way Cinderford, GL14 2GE

£269,950



*** VIRTUAL TOUR AVAILABLE ***

Dean Estate Agents are excited to offer 'For Sale' this link detached property on the edge of Cinderford Town, being close to woodland walks. The property benefits from living room, kitchen/diner, downstairs cloakroom, three bedrooms with ensuite shower room to the master bedroom, family shower room, fully enclosed low maintenance rear garden, car port and off road parking for a further vehicle, gas central heating and double glazing.



Entrance Hall :

Entered via composite door, radiator, stairs to first floor, luxury vinyl tile flooring.

Living Room :

Radiator, luxury vinyl tile flooring, double glazed window to front aspect.

Lobby :

Storage cupboard.

Cloakroom :

Low level WC, wall mounted wash hand basin, tiled splash back, extractor fan, radiator.

Kitchen / Diner :

Matching wall and base cabinets, 1.5 bowl sink unit, integrated electric oven and gas hob, extractor hood and glass splash back, built in fridge/freezer, dishwasher and washing machine, tiled upstands, double glazed window to rear aspect, UPVC double glazed doors leading out to the rear garden.

First Floor Landing :

Access to loft space, airing cupboard, over stairs storage cupboard housing gas combi boiler.

Bedroom 1 :

Built in double wardrobe, radiator, double glazed window to rear aspect.

En-suite Shower Room :

Shower cubicle, low level WC, wall mounted wash hand basin, tiled splash back, wall light and shaver point, extractor fan, heated towel rail.

Bedroom 2 :

Radiator, full height double glazed window to rear aspect.

Bedroom 3 :

Radiator, double glazed window to front aspect.

Shower Room :

Double width shower cubicle with tiled walls, low level WC, wall mounted wash hand basin, spot lighting, extractor fan, shaver point, heated towel rail, partially tiled walls.

Outside :

Front - Small area laid to gravel with wrought iron railings, path leading to the front door, outside light.

Side - Attached car port with block paved drive for 2 vehicles, outside electric point.

Rear - Well maintained low maintenance with patio, Astro turf, graveled area, raised flower beds, steps leading down to an area laid to slate. Two timber framed sheds, outside lighting, outside water tap, fully enclosed by fencing.

Agents Note :

The property is subject to a one off annual maintenance charge of £130.12, which is for grass cutting etc. of the communal areas.

Consumer Notes :

Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and 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 our website for any purpose.

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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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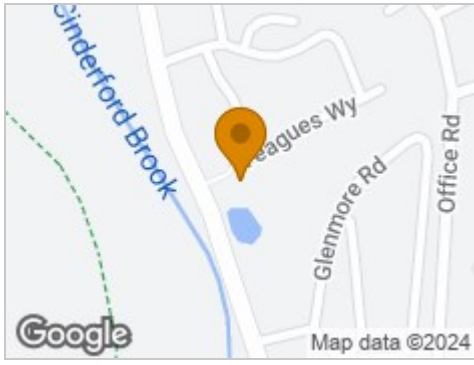
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

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



Road Map



Hybrid Map



Terrain Map



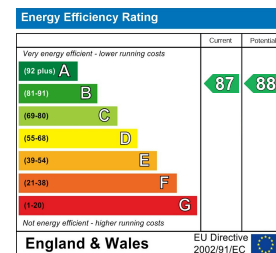
Floor Plan



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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