



Dockham Road

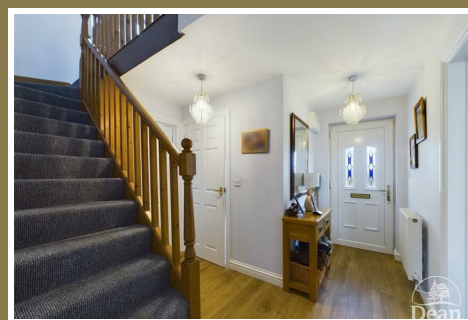
Cinderford, GL14 2AJ

£325,000



*** VIRTUAL TOUR AVAILABLE ***

Dean Estate Agents are thrilled to offer 'For Sale' this detached property within easy walking distance of Cinderford Town. The property benefits from living room, dining room, fitted kitchen, downstairs cloakroom, three bedrooms, ensuite shower room to the master bedroom, family bathroom, detached garage, off road parking for 1 vehicle, low maintenance front garden, rear lawned garden, gas central heating and double glazing.



Entrance Hallway :

entered via UPVC door, radiator, stairs to first floor, vinyl flooring.

Cloakroom :

Built in understairs cupboard, vanity wash hand basin, low level WC, towel radiator, double glazed window to side aspect, tiled floor.

Living Room :

Double glazed window to front aspect, double glazed sliding patio doors to rear, vinyl flooring, gas fire, two radiators.

Dining Room :

Double glazed sliding patio door to rear, laminate flooring, radiator.

Kitchen / Diner :

Matching wall and base cabinets, white 1.5 bowl sink unit, integrated dishwasher, gas hob, double oven, extractor hood, space for American style fridge/freezer, two glass display cabinets, two vertical radiators, gas boiler, double glazed window to front aspect, double glazed door to outside.

first Floor Landing :

Double glazed window to side aspect, access to loft space, built in linen cupboard, radiator.

Master Bedroom :

Double glazed window to rear aspect, radiator, fitted wardrobes.

En-suite :

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

Bedroom 2 :

Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom 3 :

Double glazed window to front and side aspect, radiator, built in wardrobe.

Bathroom :

White three piece suite comprising of bath, wash hand basin, low level WC, double glazed window to front aspect, radiator, tiled floor.

Outside :

Front - driveway for 1 vehicle in front of the detached garage. Wrought iron railings enclosing low maintenance front garden laid with decorative gravel and circular patio, side gate access to rear shed.
Rear - Two tiered garden, lawn, flower/shrub bed, shed, graveled 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



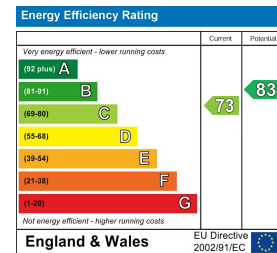
Floor Plan



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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