



## Belle Vue Road Cinderford, GL14 2AA

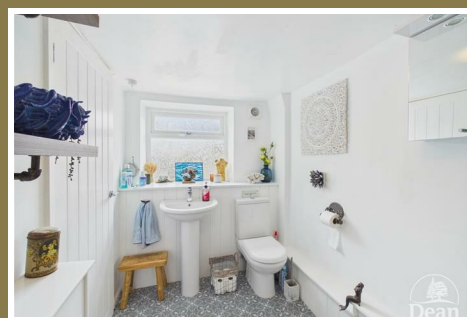
£172,500



Situated on Belle Vue Road in Cinderford, this terraced house presents an excellent opportunity for first-time buyers and investors alike. The property is conveniently located within walking distance of the town centre, ensuring that all essential amenities are easily accessible.

Arranged over three levels, this home boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The two inviting bedrooms provide ample space for rest and personalisation, catering to a variety of living arrangements. The bathroom is thoughtfully designed, offering both functionality and comfort.

This property offers a comfortable living space making it an attractive option for those looking to invest in the area. With its prime location and versatile layout, this terraced house is a wonderful opportunity to create a home in a vibrant community. Don't miss the chance to view this charming property and envision the possibilities it holds.



#### Entrance Porch :

3'1" x 8'7" (0.95 x 2.63)

Entered via double glazed door, double glazed window to front. tiled floor, glazed door to Sitting Room.

#### Sitting Room :

10'9" x 11'6" (3.30 x 3.51)

Radiator, stairs to lower ground floor, wood effect vinyl flooring, double glazed window to front aspect, archway to Kitchen.

#### Kitchen :

11'6" x 8'9" (3.53 x 2.67)

Matching wall and base cabinets, sink unit, centre island, dishwasher, gas cooker, double glazed window to rear aspect, stairs to first floor.

#### First Floor Landing :

2'7" x 2'8" (0.81 x 0.82)

Access to loft space.

#### Bedroom 1 :

11'0" x 11'6" (3.36 x 3.52)

Loft access via ladder (loft has two sky lights),

radiator with cover, double glazed window to front aspect.

#### Bedroom 2 :

11'7" x 8'5" (3.54 x 2.59)

Over stairs cupboard, double glazed window to rear access with views.

#### Lower Ground Floor Hallway :

11'1" x 4'9" (3.40 x 1.45)

Plumbing for washing machine, space for fridge / freezer, double glazed door to outside.

#### Bathroom :

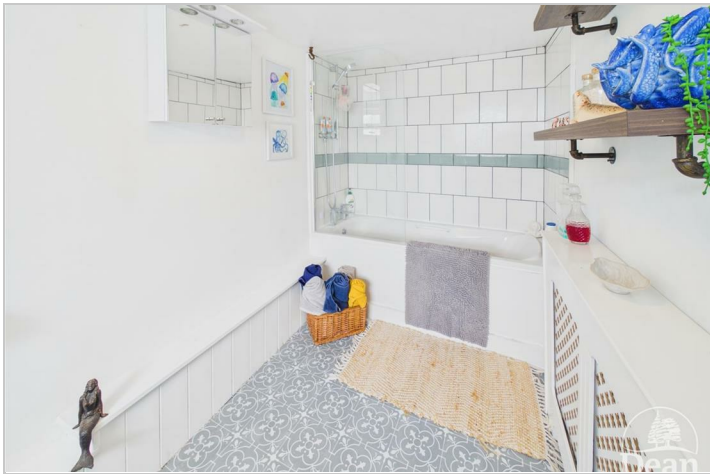
10'7" x 5'6" (3.24 x 1.70)

Bath with shower over, low level WC, wash hand basin, extractor fan, vinyl flooring, part tiled walls, double glazed window to rear aspect.

#### Outside :

Front - Courtyard.

Rear - Patio, wooden shed, gate access, further patio and pergola, Cotswold stone pathway, lawned garden with flower borders



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Tenure: We are advised freehold.

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

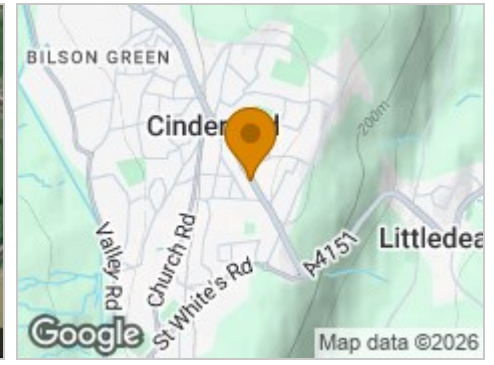
## Road Map



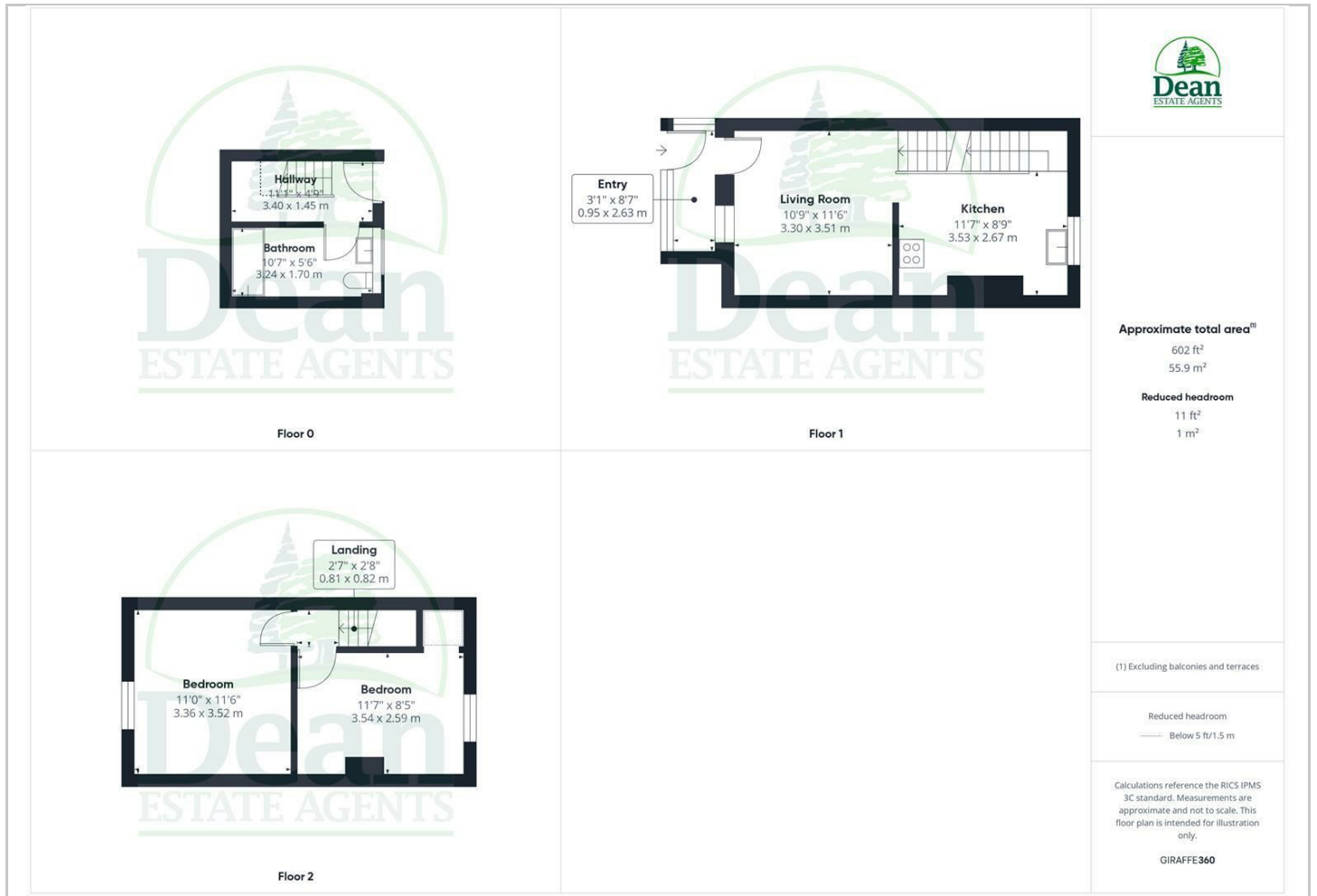
## Hybrid Map



## Terrain Map



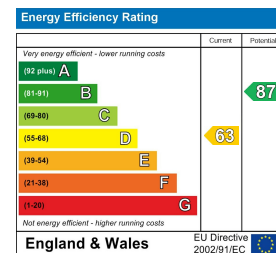
## Floor Plan



## 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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