



Valley Road

Cinderford, GL14 2NY

Auction Guide £199,000



AUCTION HOUSE WALES OFFER FOR SALE A PAIR OF SEMI-DETACHED PROPERTIES STANDING IN A LARGE PLOT LOCATED IN AN INDUSTRIAL LOCATION.

ORIGINALLY ONE PROPERTY

AUCTION BIDDING OPENS MIDDAY 9TH FEB AND CLOSES MIDDAY 11TH FEB

VIEWINGS WILL BE CONDUCTED BY DEAN ESTATE AGENTS CINDERFORD BRANCH 01594 825574

THE PROPERTIES REQUIRE RENOVATING AND MODERNISING.



9 VALLEY ROAD :

Sitting Room :

Double glazed window to front, stone feature fireplace, latch door to staircase.

Sitting room :

Window to front, ceramic fireplace.

Kitchen/Diner :

Sink unit, stone fireplace, door to outside.

Inner Lobby :

Door to bathroom >

Bathroom :

Bath, wash hand basin, airing cupboard.

Separate WC :

window to side.

First Floor :

Bedroom 1 :

Double glazed window to front, over stairs cupboard, door to>

Bedroom 2 :

Window to side & rear, period fireplace.

Bedroom 3 :

Double glazed window to front.

Outside :

Lawned grounds, several outbuildings, attached storage shed.

11 VALLEY ROAD :

Kitchen :

Wall & base storage units, sink unit, electric cooker point, Worcester gas boiler, Plumbing for washing machine, radiator, beamed ceiling, recessed dresser unit, vinyl flooring.

Lounge :

Window to front, stone fireplace, wall lights, radiator, latch door to staircase.

Inner Hallway :

Latch door to bathroom.

Bathroom :

Bath with shower over, low level WC, wash hand basin, part tiled walls, electric heater, window to side.

First floor :

Bedroom 1 :

Two windows to front, radiator, built in over stairs cupboard.

Bedroom 2 :

Window to front, radiator, loft access.

Outside :

Lawned gardens, detached garage, attached outbuilding.



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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

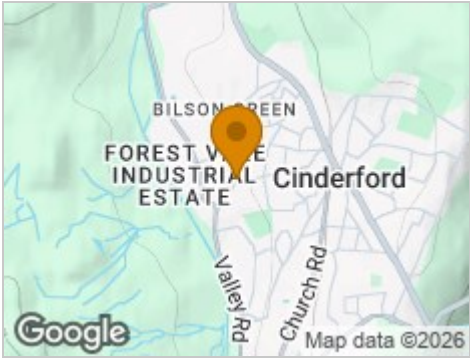
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾
745 ft²
69.3 m²

(1) Excluding balconies and terraces

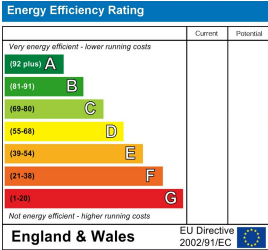
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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