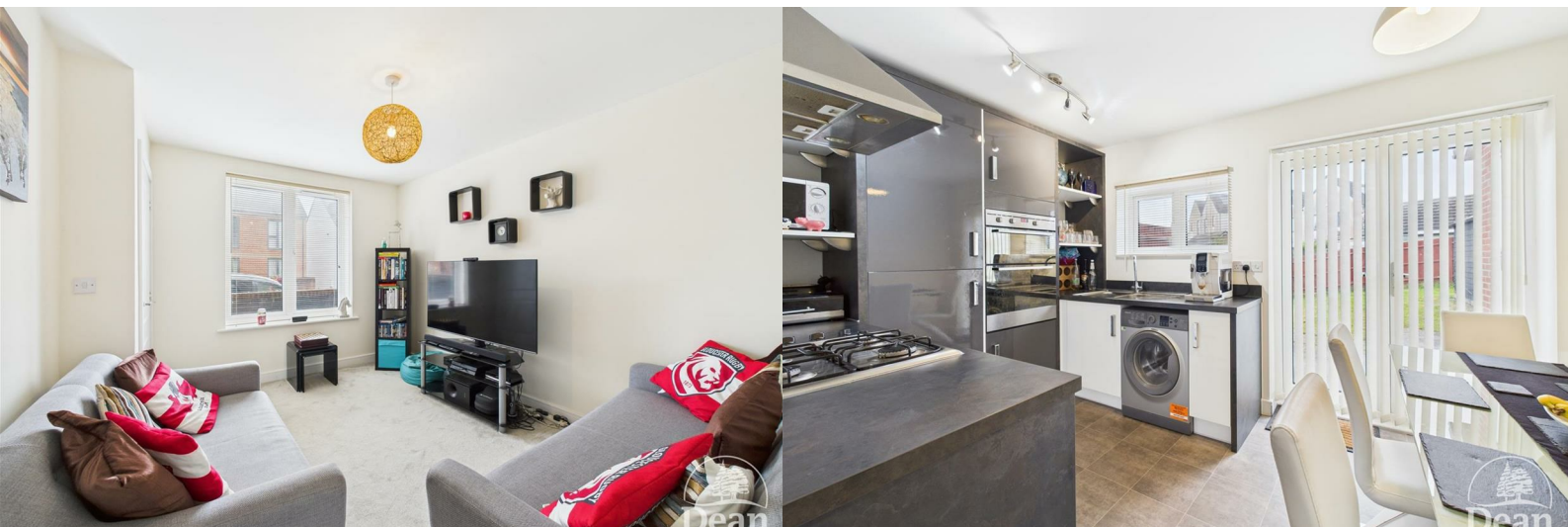




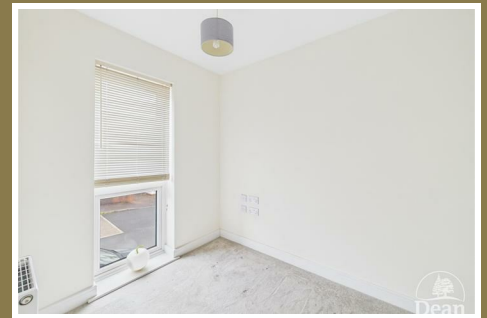
8 Teagues Way Cinderford, GL14 2GE

£220,000



*** VIRTUAL TOUR AVAILABLE *** *** PRICED TO SELL *** *** GARAGE ATTACHED ***

Dean Estate Agents are thrilled to offer for sale this well presented semi-detached town house with accommodation over 3 floors. There is a living room, fitted kitchen/diner, two bedrooms and family bathroom to the first floor and a master bedroom with En-suite shower room and dressing room to the 2nd floor. To the rear is an enclosed lawned garden and an attached single garage.



Entrance Hall :

3'10" x 3'11" (1.18 x 1.21)

Stairs to first floor, radiator.

Living Room :

9'11" x 11'11" (3.04 x 3.64)

Double glazed window to front aspect, radiator, built in under stairs cupboard.

Inner Lobby :

4'5" x 3'4" (1.35 x 1.02)

Built in storage cupboard.

Cloakroom :

4'8" x 3'4" (1.43 x 1.02)

WC, wash hand basin, radiator, extractor fan.

Kitchen/Diner :

13'3" x 8'3" (4.04 x 2.52)

Two tone colour storage units, gas hob, extractor hood, electric oven and grill, integrated dishwasher, fridge/freezer, sink unit, double glazed window and French doors to rear, radiator.

First Floor Landing :

3'4" x 12'0" (1.03 x 3.67)

Built in cupboard housing the Baxi gas boiler, radiator.

Bedroom 2 :

10'10" x 8'7" (3.32 x 2.62)

Two double glazed windows to rear, radiator, built in wardrobe.

Bathroom :

6'2" x 6'6" (1.89 x 1.99)

White suite, bath with shower attachment over, wash hand basin, WC, towel radiator, extractor fan.

Bedroom 3 :

6'3" x 8'6" (1.91 x 2.60)

Double glazed window to front, radiator.

Inner Landing :

6'7" x 3'9" (2.02 x 1.15)

Double glazed window to front, stairs to 2nd floor.

Master Bedroom :

13'3" x 13'4" (4.05 x 4.07)

Large sky light, radiator.

Dressing Room :
6'4" x 7'11" (1.94 x 2.42)
Radiator.

En-suite :
6'7" x 7'10" (2.01 x 2.41)
Shower cubicle, WC, wash hand basin, towel
radiator, extractor fan.

Outside :
Front : Open plan with driveway to attached
garage.

Rear : Enclosed lawned garden, patio and
garden shed.

Attached Garage :
9'2" x 17'5" (2.80 x 5.32)
Up and over door, power and light, courtesy
door to garden, pitched roof.



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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

A map snippet from Google Maps showing a residential area. A blue location pin is placed on Teagues Wy. To the west of the street is Cinderford Brook. To the south are Glenmore Rd and Office Rd. The Google logo and 'Map data ©2025' are visible at the bottom.

Floor 0

- Cloakroom: 4'8" x 3'3" (1.43 x 1.02 m)
- Living Room: 9'11" x 11'11" (3.04 x 3.64 m)
- Kitchen: 13'3" x 8'3" (4.04 x 2.52 m)
- Inner Lobby: 4'4" x 3'4" (1.35 x 1.02 m)
- Entrance Hall: 3'10" x 3'11" (1.18 x 1.21 m)
- Garage: 9'2" x 17'5" (2.80 x 5.32 m)

Floor 1

- Bathroom: 6'2" x 6'6" (1.89 x 1.99 m)
- Bedroom 3: 6'3" x 8'6" (1.91 x 2.60 m)
- Bedroom 2: 10'10" x 8'7" (3.32 x 2.62 m)
- Larding: 3'4" x 12'0" (1.03 x 3.67 m)
- Inner Landing: 6'7" x 3'9" (2.02 x 1.15 m)

Floor 2

- Bedroom: 13'3" x 13'4" (4.05 x 4.07 m)
- En-suite: 6'7" x 7'10" (2.01 x 2.41 m)
- Dressing Room: 6'4" x 7'11" (1.94 x 2.42 m)

Summary:

- Approximate total area⁽¹⁾: 1000 ft² (92.9 m²)
- Reduced headroom: 27 ft² (2.5 m²)

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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 Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 78 | 80 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

England & Wales

EU Directive 2002/91/EC

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