Dean
ESTATE AGENTS

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Valley Road

Cinderford, GL14 2PD

£135,000

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*** IN NEED OF COMPLETE RENOVATION ***
*** NO ONWARD CHAIN ***
*** CASH BUYERS ONLY, NO OFFERS ***

An older style detached house in need of complete renovation. The property was built in 1936 with the current owner's family moving in during 1940. Many original period features remain, including doors with Bakelite handles, architraves, skirtings, ceiling's, floor boards, fireplaces and Bakelite switches. The house has not been lived in since 1997.

To the ground floor are three reception rooms, a cloakroom and a kitchen which is accessed via a covered passageway in the 'lean-to' part of the property. To the first floor are three rooms and a small landing area with access to the loft space.

Outside to the rear are generous size gardens laid mainly to lawn with two sheds. There is vehicular access to the rear of the property which includes a concrete hard standing for two vehicles. Access is via an unmade lane which the present owner has used for many years.

This is a property with a great deal of potential and would suit someone looking for a project or investment.

Entrance Hall :
3'1" x 2'11" (0.96 x 0.90)
Stairs to first floor.

Sitting Room :
12'0" x 12'2" (3.68 x 3.71)
Window to front, ceramic period fireplace with wood surround, picture rail.

Dining Room :
12'0" x 12'0" (3.67 x 3.67)
Window to side, under stairs cupboard with window to side, ceramic fireplace and picture rail, door to >

Backroom :
7'6" x 11'11" (2.30 x 3.65)
Fireplace, door to covered passageway, windows to either side.

Cloakroom :
7'3" x 4'8" (2.22 x 1.44)
WC, Wash basin, window to rear.

Covered Passageway :
Perspex roof, door to outside, door to kitchen.

Kitchen :
Sink unit, window to rear.

First Floor Landing :
3'1" x 2'6" (0.95 x 0.78)
Window to side.

Bedroom 1 :
12'1" x 12'2" (3.69 x 3.71)
Window to front, built in cupboard, fireplace, picture rail.

Bedroom 2 :
12'0" x 12'2" (3.68 x 3.72)
Window to side, fireplace.

Bedroom 3 :
8'1" x 12'2" (2.48 x 3.73)
Window to side.

Outside :
To the Front is a pedestrian gate which gives access to the property and to the rear.
Rear ; Extensive gardens laid predominantly to lawn, there are two sheds and rear access.

Agents Note :
Please be aware that there is asbestos at this property and a report is available for any interested buyers. The report also includes costs for removal and disposal.

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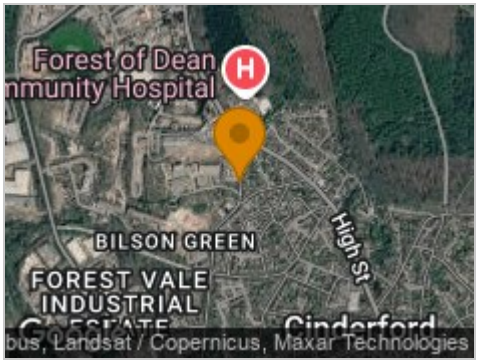
Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

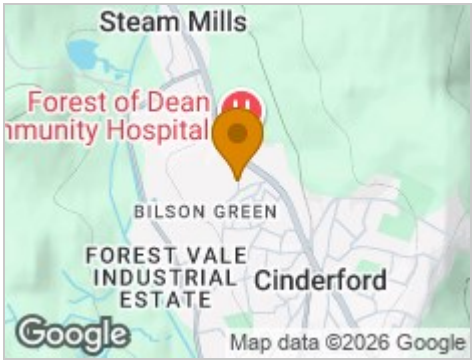
Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map

Hybrid Map



Terrain Map

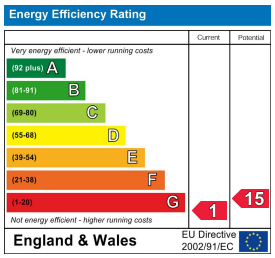


Floor Plan

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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The Property Ombudsman