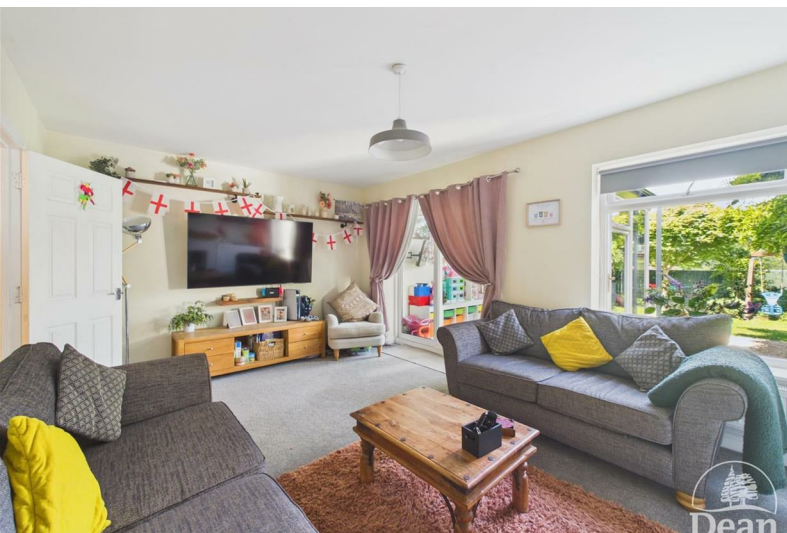




## Coombe Drive

Cinderford, GL14 3EF

£270,000



Situated at the end of a cul-de-sac on Coombe Drive in Cinderford, this charming semi-detached house offers a unique living experience with its upside-down layout. The property features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The two inviting reception rooms are perfect for entertaining or relaxing, allowing for a seamless flow of light and warmth throughout the home.

The bathroom is conveniently located, ensuring comfort and practicality for everyday use. One of the standout features of this property is the private garden, which offers a peaceful retreat for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

Additionally, the house benefits from off-road parking for two vehicles, providing convenience and ease for residents and visitors alike. This property is ideal for those seeking a blend of comfort, privacy, and a sense of community in a lovely neighbourhood. With its unique design and desirable location, this home is a wonderful opportunity for anyone looking to settle in Cinderford.



#### Entrance Hallway :

11'7" x 6'3" (3.55 x 1.93)

Airing cupboard, loft access (with ladder), radiator, stairs down to lower ground floor, double glazed window to front aspect.

#### Bedroom 1 :

11'6" x 9'10" (3.51 x 3.00)

Radiator, Velux window.

#### Bedroom 2 :

8'9" x 10'4" (2.69 x 3.16)

Radiator, double glazed window to front aspect.

#### Bedroom 3 :

11'5" x 6'10" (3.48 x 2.09)

Radiator, Velux window.

#### Bathroom :

6'0" x 6'3" (1.84 x 1.93)

White suite comprising of bath with shower over, low level WC, vanity wash hand basin, towel radiator, partially tiled walls, vinyl flooring, down lighting, double glazed window to side aspect.

#### Lower Ground Floor Hallway :

10'0" x 3'5" (3.07 x 1.06)

Stairs to first floor, under stairs storage cupboard.

#### Cloakroom :

5'11" x 2'8" (1.81 x 0.82)

Low level WC, wash hand basin, vinyl flooring, extractor fan, radiator.

#### Utility :

5'11" x 6'4" (1.82 x 1.94)

Base cabinet, sink unit, plumbing for washing machine, space for tumble dryer, tiled splash backs, vinyl flooring, radiator, double glazed window to side aspect.

#### Kitchen / Diner :

15'3" x 9'7" (4.66 x 2.93)

Base cabinets, sink unit, gas hob, electric oven, extractor hood, plumbing for dishwasher, wall mounted gas boiler, vinyl flooring, down lighting, space for table and chairs, two double glazed windows and door to side, double glazed window to front aspect.

### Living Room :

11'5" x 16'11" (3.49 x 5.18)

Fitted cupboard's to either side of chimney breast, two radiators, sliding door to Conservatory, double glazed window to rear aspect.

### Conservatory :

8'9" x 8'0" (2.69 x 2.45)

Fitted with an insulated pitched roof, Double glazed windows and door to rear garden

### Outside :

Front - Two off road parking spaces, steps at the side leads to the rear of the property.

Rear : Private garden comprising of patio, BBQ area, mature shrubs, flower borders, lawn, detached shed with power and lighting.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we 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. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

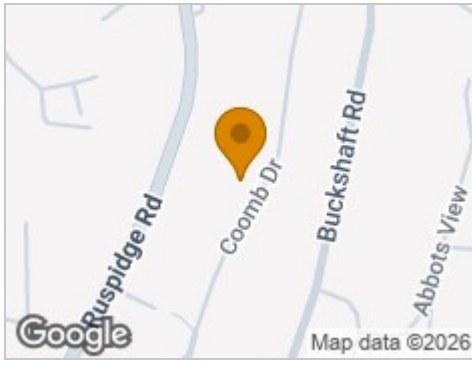
Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



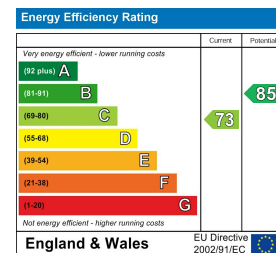
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.