



## The Keelings

Cinderford, GL14 2NG

£190,000



\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer to the market this family sized home situated a short distance from Cinderford Town Centre and being within easy reach of woodland walks and cycle trails in the Forest of Dean.

The terraced house comprises of entrance hallway leading into the spacious lounge, kitchen/dining room and handy downstairs cloakroom. Upstairs the property offers three good sized bedrooms and a family bathroom, further benefiting from a separate shower room. There are enclosed gardens to the front leading to the front door and the rear garden, mainly laid to lawn, benefits from a timber frame cabin with power & lighting with sliding patio doors, perfect for an outdoor office or summer house. There are solar panels to the rear roof. This property is not to be missed!



#### Entrance Hallway :

23'5" x 5'10" (7.16 x 1.78)

Radiator, laminate flooring, storage cupboard, stairs to first floor, understairs study area.

#### Lounge :

11'6" x 13'4" (3.53 x 4.08)

Radiator, laminate flooring, double glazed window to front aspect, serving hatch through to kitchen.

#### Kitchen :

11'3" x 10'7" (3.44 x 3.24)

Matching bespoke wooden wall and base cabinets, space for oven and fridge/freezer, plumbing for washing machine and dishwasher, tiled floor, radiator, double glazed window to front aspect.

#### Cloakroom :

4'10" x 2'8" (1.48 x 0.83)

Low level WC, corner wash hand basin, radiator, double glazed window to front aspect.

#### First Floor Landing :

3'0" x 9'6" (0.92 x 2.90)

Access to loft space, built in cupboard.

#### Bedroom 1 :

11'6" x 10'6" (3.51 x 3.22)

Radiator, double glazed window to front aspect.

#### Bedroom 2 :

11'10" x 9'9" (3.61 x 2.99)

Radiator, double glazed window to rear aspect.

#### Bedroom 3 :

8'5" x 8'8" (2.59 x 2.66)

Radiator, double glazed window to rear aspect.

#### Family Bathroom :

5'8" x 6'7" (1.73 x 2.03)

Bath with shower over, low level WC, wash hand basin, radiator, part tiled walls and splash backs, double glazed window to front aspect.

#### Shower Room :

5'10" x 2'8" (1.79 x 0.82)

Enclosed shower cubicle, tiled walls

## Outside :

Front - steps down from pavement to enclosed garden, gravel areas and flower beds, path to front door.

Rear - Laid to lawn, hard standing area, brick built shed, Timber frame cabin with power and lighting and sliding patio door. Fully enclosed boundaries with pedestrian gate to rear, solar panels to the rear roof.



Dean Estate Agents Ltd have prepared the information within this website/brochure with infinite care and 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 our 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. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and 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 at that time.

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

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.

The Laws of copyright protect this material. Dean Estate Agents is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws.

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



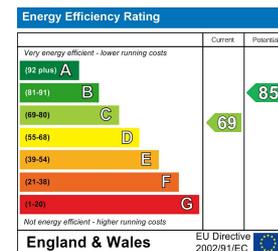
## Floor Plan



## 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.