



Dockham Road

Cinderford, GL14 2BQ

£340,000



NO ONWARD CHAIN

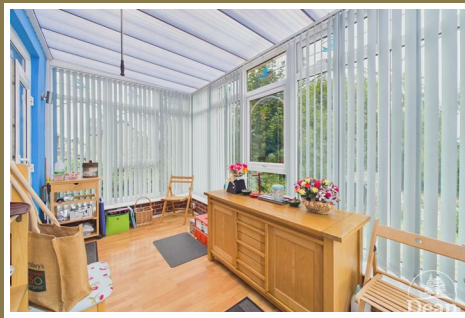
Built in 1930's, this attractive detached bay-fronted home effortlessly combines period charm with comfortable modern living. Retaining original character features including picture rails and traditional latch doors, the property has been well maintained throughout and is presented in a neutral décor, ready for its next owners to make their own.

The accommodation comprises a welcoming living room with wood burning stove, a spacious kitchen/dining room ideal for family life and entertaining, double glazed conservatory and a convenient ground floor cloakroom. Upstairs are three well-proportioned bedrooms and a family bathroom.

Outside, the generous grounds are a real highlight front and rear and offers a wonderful lifestyle opportunity,

The property benefits from double glazing and oil-fired central heating.

Offering character, generous gardens and excellent potential, this charming home is an ideal choice for buyers seeking a detached family property in a picturesque setting.



Entrance Hallway :

7'1" x 11'3" (2.17 x 3.44)

Double glazed door and side screens, laminate flooring, radiator with cover, picture rail, stairs to first floor with understairs cupboard.

Cloakroom :

4'2" x 4'1" (1.28 x 1.25)

Low level WC, vanity wash hand basin, double glazed window to side, part tiled walls, vinyl floor, latch door.

Living Room :

11'5" x 10'8" (3.49 x 3.27)

Double glazed bay window to front, feature fireplace with inset wood burner, laminate flooring, picture rails, vertical radiator, latch door.

Kitchen/Diner :

7'0" x 8'0" and 11'0" x 11'1" (2.15 x 2.44 and 3.36 x 3.38)

Kitchen area is fitted with matching base units, ceramic hob, electric oven and grill, one and half white sink unit, extractor fan, downlighters, double glazed window to rear. Dining area, has space for table and chairs and fridge/freezer, feature ornamental fireplace, picture rails, laminate flooring.

Conservatory :

12'10" x 6'10" (3.93 x 2.10)

Double glazed windows and doors, forest views, laminate flooring.

First Floor Landing :

8'1" x 6'10" (2.48 x 2.10)

Access to loft with ladder.

Bedroom 1 :

9'7" x 13'1" (2.93 x 4.01)

Double glazed window to front overlooking the garden, fitted mirrored wardrobes, radiator, picture rail, laminate flooring, latch door.

Bedroom 2 :

9'2" x 11'2" (2.81 x 3.41)

Double glazed window to rear, radiator with cover, built in wardrobe, picture rail, latch door.

Bedroom 3 :

8'2" x 6'11" (2.51 x 2.13)

Triangular double glazed window to front, picture rail, latch door.

Bathroom :

8'2" x 7'9" (2.50 x 2.37)

Small corner bath, separate shower cubicle, low level WC, pedestal wash hand basin, part tiled

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walls, picture rail, latch door, two towel radiators, double glazed windows to side and rear aspects.

Cellar :
18'9" x 10'9" (5.73 x 3.28)

Situated underneath the kitchen/diner. Containing the oil fired combi boiler and WC.

Outside :
Occupying a generous plot, the outside space is a particular feature. To the front is a lawned garden bordered by mature conifer hedging, with pedestrian access via gates on both sides of the

property. A driveway provides off-road parking for up to four vehicles, and a base remains in place for a detached double garage (subject to any necessary consents)

To the rear, an additional parcel of garden offers a wealth of possibilities. There is a patio area, productive vegetable patch, lawn, fruit trees, and a useful log storage area with spare wood for the wood burner. The garden enjoys delightful views towards the forest in the distance, creating a peaceful setting to relax and enjoy the outdoors.



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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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