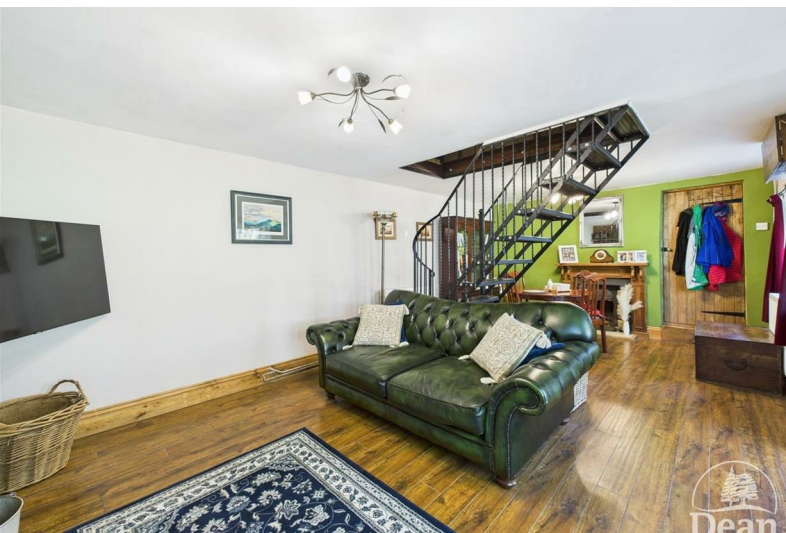




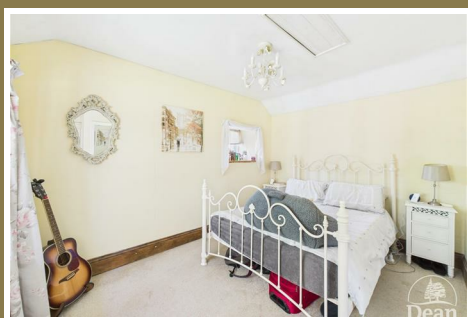
Lower Soudley, Cinderford, GL14 2UE

£315,000



Dean Estate Agents are delighted to advertise 'For Sale' this three bedroom back to back semi-detached cottage situated in the popular valley of Soudley, with its woodland walks and cycling trails.

The property has many character features, from open plan lounge/dining room with feature stone fireplace with wood burner inset and wooden flooring, kitchen with beamed ceiling and fitted appliances, ground floor study occasionally used as a third bedroom, two bedrooms and a five piece bathroom to the first floor, oil central heating, double glazing and extensive lawned gardens to the front and side.



Kitchen :

8'6" x 11'9" (2.61 x 3.60)

Cottage style kitchen with wall and base cabinets, sink unit, electric oven, ceramic hob, extractor hood, plumbing for washing machine, integrated fridge and freezer, tiled floor, part tiled walls, beamed ceiling, radiator, period wood door to Living Room, double glazed windows to front and side aspects.

Lounge / Diner

22'0" x 12'1" (6.72 x 3.70)

Feature stone fireplace with wood burning stove and cupboard to side of the chimney breast, wooden floor, central wrought iron stairway to first floor, two radiators, two double glazed windows to front aspect one with a window seat, double glazed door to outside. Dining area has a period style fireplace which is blocked off.

Study/bedroom 3 :

8'2" x 12'3" (2.49 x 3.74)

Wood panel high sloping ceiling with sky light, radiator, built in cupboards, double glazed window to front aspect.

First Floor Landing :

10'2" x 4'0" (3.11 x 1.22)

Feature brick wall as you go upstairs, built in over stairs cupboard, radiator, double glazed window to front aspect.

Bedroom 1 :

8'3" x 12'0" (2.53 x 3.68)

Radiator, small loft access (no ladder), double glazed window to front aspect.

Bedroom 2 :

8'7" x 11'9" (2.63 x 3.59)

Radiator, loft access (with ladder), double glazed window to front aspect.

Bathroom :

9'6" x 7'9" (2.92 x 2.38)

Free standing spa bath , shower cubicle, bidet, low level WC, vanity wash hand basin. towel radiator, cupboard, extractor fan, tiled walls and floor, integral stained glass window.

Outside :

The property sits in the rural Soudley valley enjoying woodland and wildlife. The mature

extensive lawned gardens lie predominantly to the side and front of the cottage. There are mature shrubs and trees, a summer house and detached wooden garage. To the front is a pedestrian gated access with steps down to the property and further along is a vehicular access with sloping driveway.



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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



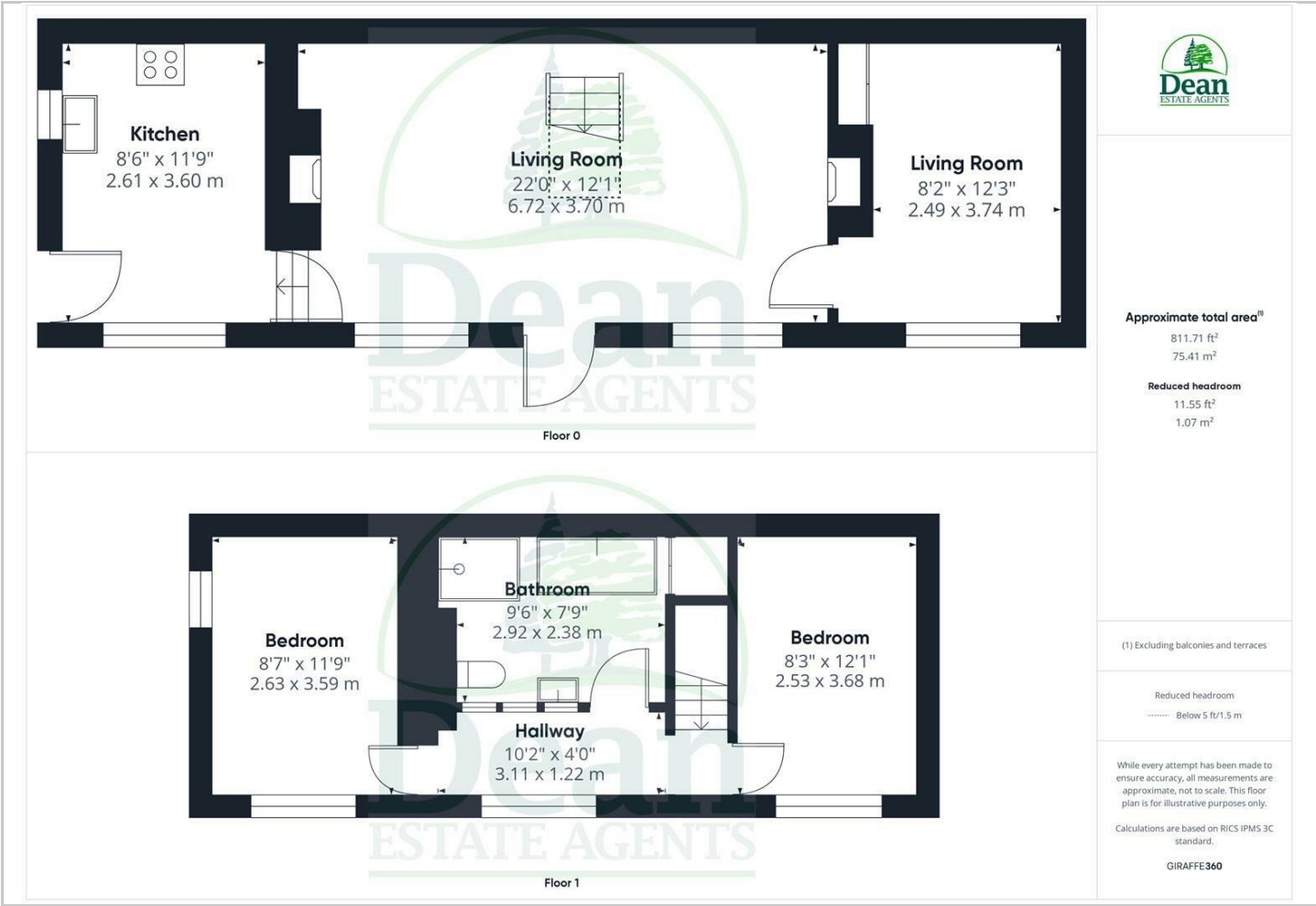
Hybrid Map



Terrain Map



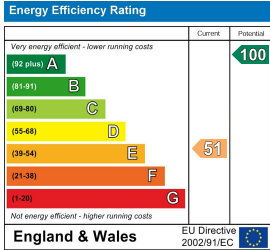
Floor Plan



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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