



Wesley Road

Cinderford, GL14 2JN

Offers Over £205,000



Immaculate and move-in ready, this charming semi-detached cottage is ideally located just off the town centre. It offers two bedrooms and two reception rooms, with one reception room featuring a multi-fuel stove and the other offering potential as a third bedroom. The home also includes a cream country-style fitted kitchen, modern white bathroom, double-glazed sash windows and gas heating. Outside, there's a private enclosed courtyard, parking for one vehicle and a useful utility outbuilding.



Entrance Hall:

6'7" x 3'9" (2.02 x 1.16)

Accessed via Double glazed door, stairs to first floor, wooden latch door to living room, opening to reception room 2/bedroom 3

Living Room:

10'2" x 11'7" (3.10 x 3.54)

Double glazed window to front aspect, wooden flooring, Stone feature fireplace with multi fuel burner, understairs cupboard, radiator

Reception Room / Bedroom 3:

11'1" x 11'7" (3.39 x 3.54)

Double glazed window to front aspect, fireplace with woodburner (decorative purposes only), radiator.

Kitchen:

12'11" x 8'3" (3.94 x 2.52)

Range of matching base, wall and drawer units, Solid wood work tops, tiled splashbacks, stainless steel sink, integrated electric oven, induction hob, space for fridge/ freezer, wall mounted gas combi boiler, vertical radiator, underfloor heating, downlighters, loft access,

double glazed door to rear, double glazed window to rear, wooden latch door to bathroom

Bathroom:

2'11" x 11'8" (0.89 x 3.56)

Free standing bath, sink with vanity unit, low level WC with enclosed cistern, matching storage cupboard, underfloor heating, tiled floor, part panelled walls/ splashbacks, heated towel rail, LED mirror, extractor fan, double glazed windows to rear and side aspects.

First Floor Landing:

Wooden latch doors and step to bedrooms

Bedroom 1:

11'2" x 11'5" (3.41 x 3.48)

Double glazed window to front aspect, wooden latch door to over stairs cupboard, radiator,.

Bedroom 2:

10'7" x 11'4" (3.24 x 3.47)

Double glazed window to front aspect, radiator, loft access

Outbuilding/ Utility Room:
8'7" x 7'6" maximum (2.64 x 2.29 maximum)
Double glazed door and window, Power and Lighting, storage, plumbing for washing machine, work top and tiled splash back,

Outside:
To the front of the property a path leads to the front door to the right hand side is a driveway with parking

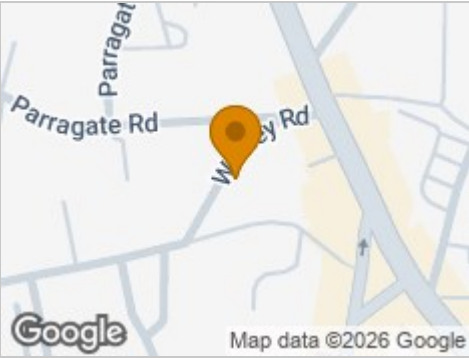
To the rear is a pleasant paved courtyard

garden offering a great space for outdoor seating with wooden gate giving access to the side and access to the outbuilding/ utility room , outside tap



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

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

752 ft²
69.9 m²

(1) Excluding balconies and terraces

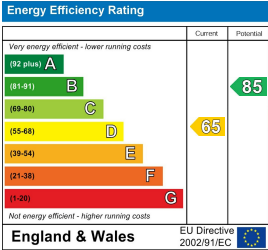
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

