



FREEHOLD

£315,000



**19 DEAN CRESCENT, LITTLEDEAN, CINDERFORD,
GLOUCESTERSHIRE, GL14 3PB**

- **THREE BEDROOMS**
- **LOUNGE**
- **CONSERVATORY**
- **DOUBLE GLAZING**
- **GARDENS WITH LOVELY OUTLOOK**
- **KITCHEN**
- **DINING ROOM**
- **BATHROOM WITH SEPARATE W.C.**
- **GARAGE & OFF ROAD PARKING**
- **NO ONWARD CHAIN**

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KJT CINDERFORD ARE DELIGHTED TO OFFER THIS THREE BEDROOMED SEMI-DETACHED DORMER BUNGALOW IN A QUIET CUL-DE-SAC WITH GORGEOUS VIEWS OVER OPEN COUNTRYSIDE TO THE REAR.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx. 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

UPVC framed glass front door with side glass panel to -

Entrance Hall: Laminate floor, radiator.

Kitchen: 12' 6" x 6' 11" (3.81m x 2.11m), Base units provide storage space, one and a half bowl stainless steel sink unit with mixer tap, tiled splash-backs, laminate floor, radiator, wall mounted 'Worcester' boiler providing central heating and domestic hot water, hatch to lounge, door to porch leading to garden.

Lounge: 14' 4" x 13' 6" (4.37m x 4.11m), Radiator, T.V. aerial point, gas fire with ornate surround, French doors to -



Dining Room: 10' 11" x 8' 0" (3.32m x 2.44m), Radiator, patio doors to rear.

From Lounge, sliding doors to -

Conservatory: 11' 7" x 10' 6" (3.53m x 3.20m), Mostly glazed with lovely views to sit and enjoy over open countryside, wood flooring.

From Hall, stairs to -



First Floor Landing: Access to loft, overhead cupboard, large walk-in storage cupboard.

Bathroom: Panelled bath, sink, radiator, tiled walls, cupboard, window.

Separate W.C.: , W.C., radiator, window.

Bedroom One: 11' 1" x 11' 0" (3.38m x 3.35m),
Radiator, double glazed window with beautiful unspoilt views.

Bedroom Two: 11' 7" x 10' 2" (3.53m x 3.10m),
Window to front, radiator.

Bedroom Three: 10' 5" x 8' 0" (3.17m x 2.44m),
Window, again with views.

Outside: Lawned area to front and driveway providing off road parking for two cars, leading to garage with up and over door, power & lighting. Pedestrian access to rear gardens where there is a patio, various lawned areas and areas of seasonal planting. There is a garden shed with power & lighting. The whole garden has beautiful views over the surrounding countryside.

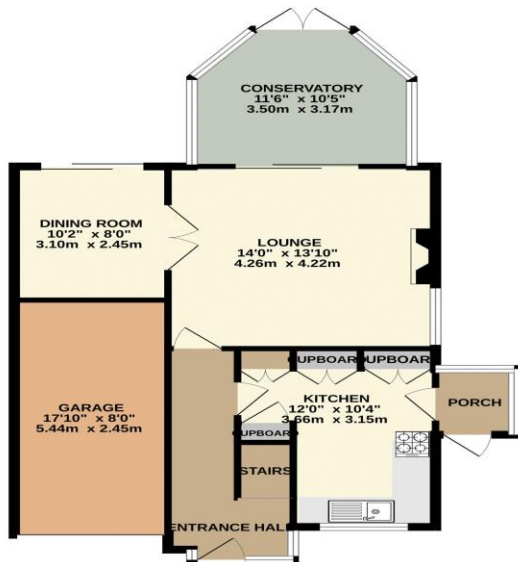
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



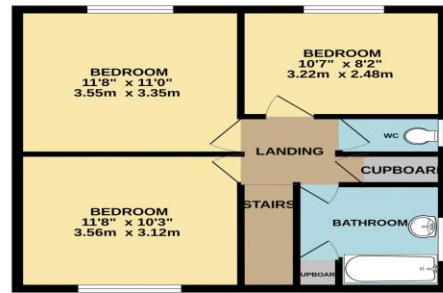
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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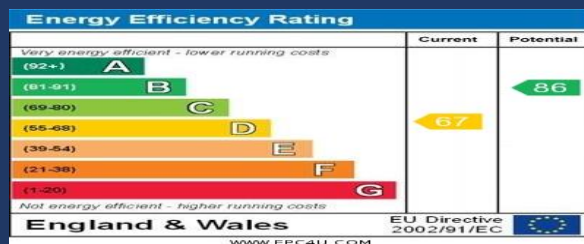
GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1219 sq.ft. (113.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982