



Begonia Villa, 10 Flaxley Street, Cinderford, GL14 2DJ - **DRAFT**

£255,000



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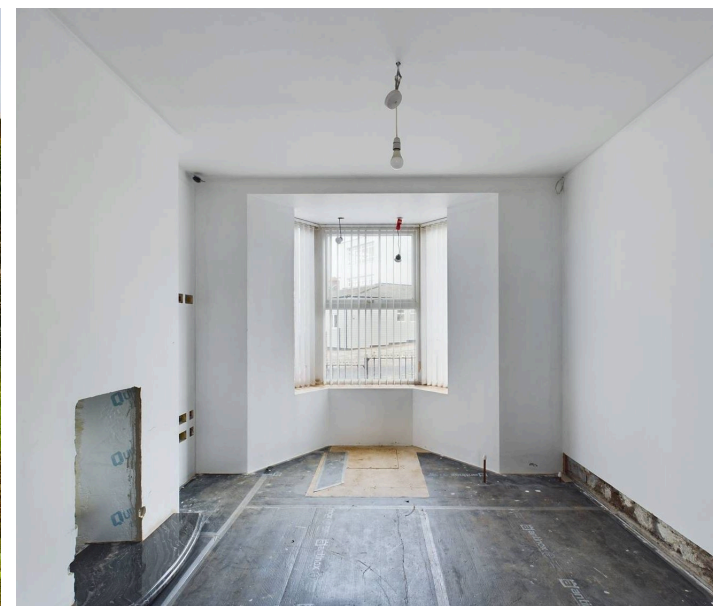
# Begonia Villa, 10 Flaxley Street

Cinderford

- Terraced Property requiring finishing off of renovation works
- Planning Reference: P0327/24/PIP Date 14/03/2024
- Development Opportunity
- With Permission in Principle for a Separate Detached Dwelling
- 3 Bedrooms, 2 Reception Rooms
- Rooms allocated for Kitchen and Bathroom
- Cash Buyers Only
- Generous sized Rear Garden
- Includes off road parking for Existing and Proposed Property

“ The following property details are draft and awaiting vendor approval” A spacious three bedroom terraced property having been partially renovated and requiring further works to complete. Being sold with planning permission in principle for a separate detached property within the garden along with off road parking for both existing and proposed properties.

The current Vendors have invested substantially in the partial renovation works to what will be a spacious family home to include entrance hall with staircase to the first floor and access to the rear garden. Rooms allocated for : Kitchen, Dining Room and Living Room. To the first floor there are three double bedrooms and a bathroom.



Outside: To the front of the property is gated access to the front courtyard garden with access to the front door. There are lawned gardens to the rear with outside storage shed and WC.

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: The first stage ( or permission in principle stage ) establishes whether a site is suitable in-principle and the second ( technical details consent ) stage is when the detailed development proposals are assessed.

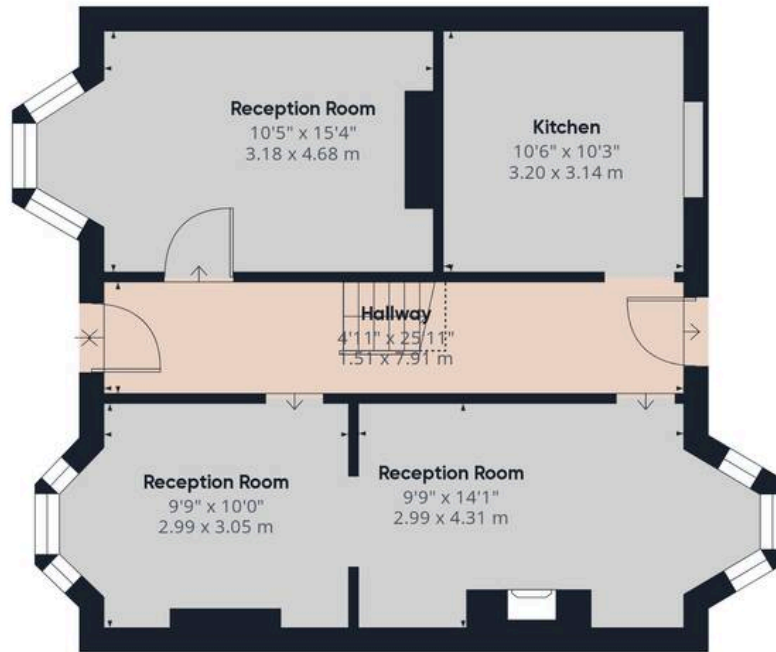
Council Tax band: B

Tenure: Freehold

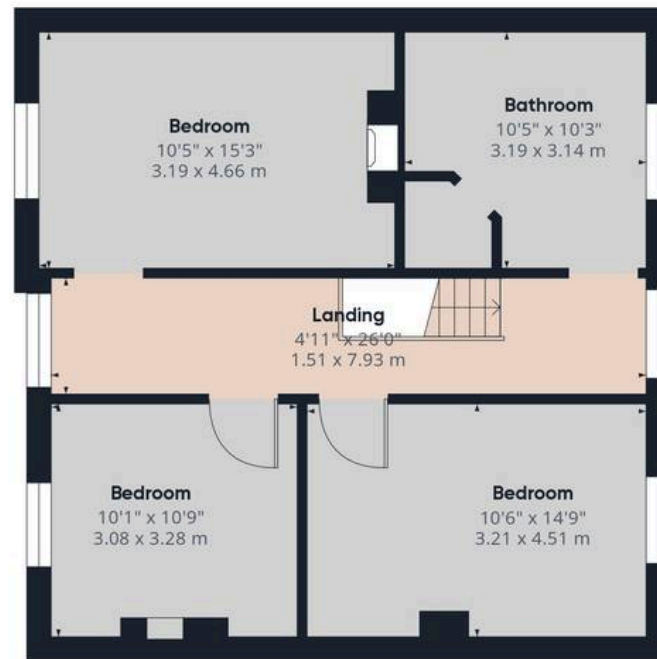
EPC Energy Efficiency Rating: G







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1309.21 ft<sup>2</sup>  
121.63 m<sup>2</sup>

**Reduced headroom**

118.51 ft<sup>2</sup>  
1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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