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**32 Flaxley Street, Cinderford, GL14 2DH**

**Guide Price £155,000**





**FREEHOLD**

**Guide Price £155,000**

**A TWO BEDROOM MID TERRACED PROPERTY HAVING A GOOD SIZED LOUNGE/DINING ROOM, KITCHEN AND BATHROOM. VIEWING ADVISED - NO ONWARD CHAIN**

# Property Description

The property is situated in Cinderford in the heart of the Forest of Dean. There are many scenic walks to enjoy. There is local shop very close by and Cinderford Town Centre is within walking distance. Cinderford has a cinema in the Town Centre as well as local amenities. There are road links to Ross on Wye 8.8 miles, Lydney 12.5 miles, Gloucester 15.5 miles.

A wider range of facilities are 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.

**ENTRANCE PORCH:** via upvc door, window to front, cupboard housing meters, part glazed into

**LOUNGE/DINING ROOM: 20' 6" x 12' 9" (6.24m x 3.88m),** upvc window to front, fireplace with mantle over, stairs to first floor, radiator, door to kitchen, upvc window to rear.

**KITCHEN: 17' 0" x 6' 9" (5.18m x 2.06m),** a range of base and eye level units, roll top worktops, space for fridge/freezer, electric cooker point, stainless steel sink unit, plumbing for washing machine, upvc window to side, upvc door to rear garden, door to

**BATHROOM:** panelled bath, pedestal wash hand basin, low level WC, upvc obscured window to rear.

**STAIRS TO FIRST FLOOR (FROM LOUNGE):**

**BEDROOM ONE: 12' 7" x 11' 0" (3.83m x 3.35m),** upvc window to front, radiator, loft access.

**BEDROOM TWO: 10' 5" reducing to 9' 2" x 8' 10" (3.17m reducing to 2.79m x 2.69m),** upvc window to front, built-in cupboard, radiator.

**OUTSIDE:** the rear garden is laid to lawn with a patio area, double wooden gates.

**SERVICES:** all mains. Gas central heating. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

**VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.**

**OUTGOINGS: COUNCIL TAX BAND 'B'**



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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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