



FREEHOLD

£289,995



**45B ST. WHITES ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 3DE**

- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- GARDENS

- THREE BEDROOMS
- UTILITY ROOM
- BATHROOM
- DOUBLE GARAGE
- PARKING FOR SEVERAL VEHICLES

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A WELL MAINTAINED THREE BEDROOMED DETACHED BUNGALOW WITH TWO GOOD SIZED RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, LOVELY GARDENS, DOUBLE GARAGE, LEVEL PLOT.

The market town Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

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: Double glazed door, window to front, decorative glazed door -

Entrance Hall: Karndean flooring, radiator, window to front, two cupboards.

Sitting Room: 16' 11" x 10' 4" (5.15m x 3.15m), Patio doors, window to front, two radiators, feature fireplace with cast iron electric fire.

Kitchen: 12' 6" x 13' 1" (3.81m x 3.98m), Fitted at wall and base level, integrated dishwasher, gas oven with extractor hood over, tiled splash-backs, 1 1/2 bowl sink unit, tiled flooring, two radiators, window to side, door to front, twin door to dining room, door to utility.



Utility Room: Plumbing for automatic washing machine, gas combi boiler for central heating and domestic hot water, tiled flooring, door to outside.

Dining Room: 8' 6" x 16' 5" (2.59m x 5.00m), Patio doors to lovely private garden, window to side, radiator.

Bathroom: Three piece suite, bath with Triton shower over, wash hand basin in vanity unit, low level W.C., window to rear, tiled splash-backs, radiator.

Bedroom One: 9' 6" x 11' 10" (2.89m x 3.60m), Window to front, radiator.



Bedroom Two: 7' 6" x 9' 6" (2.28m x 2.89m),
Window to rear, laminate flooring, radiator,
fitted cupboards.

Bedroom Three: 8' 2" x 7' 6" (2.49m x 2.28m),
Radiator, loft access, window to rear.

Outside: Two sets of twin gates open onto two separate driveways providing parking for several vehicles, one leading to a detached double garage (with power & light). The front gardens are laid to lawn with flower and shrub borders, a number of fruit trees and a vegetable patch made private with fenced boundaries. A pathway at the side leads to the private rear garden which has two level patio areas, a garden shed, greenhouse and two water taps.

Services: Mains water and electricity are connected to the property. Gas central heating . The heating system and services where applicable have not been tested.

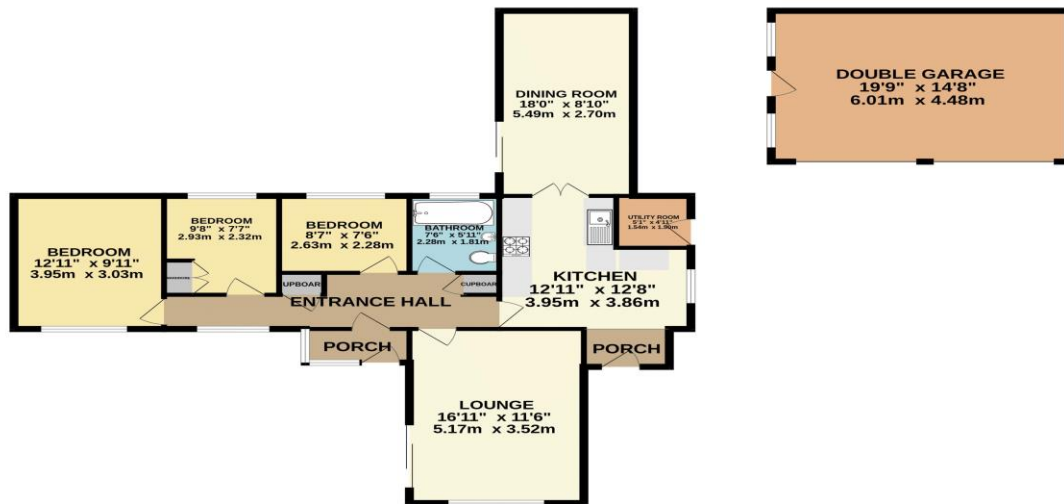


Directions - From our Cinderford Office proceed up the High Street, going over the mini roundabout and continue to the top of Belle Vue Road. Turn right into Abbots Road and reaching the end of the road take the third exit at the mini roundabout into St Whites Road. The property can be found approximately 300 yards down on the right hand side.

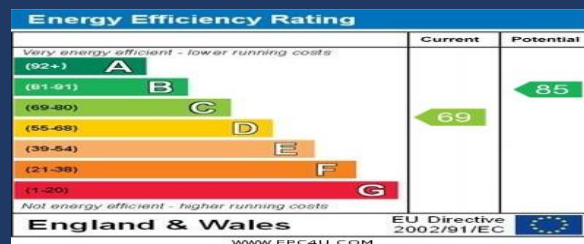
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
1269 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.8 sq.m.) approx.
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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PASSIONATE
ABOUT
Property
SINCE 1982