



FREEHOLD

£249,995



10 PACKERS ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2DX

- **THREE BEDROOMS**
- **KITCHEN**
- **STORE AREA**
- **GARDENS WITH LOVELY VIEW**
- **EASY WALKING DISTANCE OF TOWN**
- **LOUNGE**
- **FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM**
- **GARAGE**
- **GAS FIRED CENTRAL HEATING**

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KJT ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED COTTAGE WITH PANORAMIC VIEWS OVER THE ROOFTOPS AND TO THE FOREST.

The market town of 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 which is approximately 14 miles away and surrounding areas.

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 door to porch, door to -

Hallway: Lovely big open hallway, radiator, part exposed stone wall.

Lounge: 13' 4" x 0' 0" (4.06m x 0.00m), Double glazed bay window to front, radiator, wood flooring, feature fireplace.

Kitchen: 17' 5" x 10' 11" (5.30m x 3.32m), Modern fitted kitchen with wall and base units providing ample worktop and storage space, oak worktops, sink unit with mixer tap, tiled splash-backs, tiled floor, fitted 'pantry' style cupboard with shelving, radiator, two windows, off this is a store cupboard leading to -



Downstairs Cloakroom: Comprising W.C., sink unit, shower cubicle, radiator.

From hall, stairs to -

First Floor Landing: Radiator.

Bedroom One: 12' 9" x 10' 11" (3.88m x 3.32m), Double glazed picture window with beautiful views, radiator.



Bedroom Two: 10' 7" x 10' 0" (3.22m x 3.05m),
Double glazed window to rear.

Bedroom Three: 10' 7" x 6' 0" (3.22m x 1.83m),
Double Glazed window to front again with views, over stairs cupboard, radiator, loft access.

Bathroom: 12' 1" x 9' 11" (3.68m x 3.02m),
newly fitted suite comprising corner bath, shower cubicle, low level W.C., sink inset in a vanity unit, part tiled walls, cupboard housing gas combi-boiler providing central heating and domestic hot water, window overlooking garden.

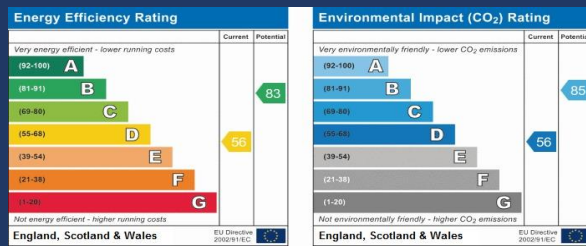
Outside: To the front is a parking area and up & over door leads to the attached garage, power & lighting and ladder to storage area. To the rear, the gardens are terraced but low maintenance. There is a large patio - perfect for sitting and enjoying the view, good sized vegetable patch, greenhouse and garden shed.

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.

01594 823033



PASSIONATE
ABOUT
Property
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