



**FREEHOLD**

**£179,950**



## **4 KINGS HEAD COURT, CINDERFORD, GLOUCESTERSHIRE, GL14 2RZ**

- OPEN PLAN LIVING AREA
- DOUBLE GLAZING
- IDEAL RETIREMENT/INVESTMENT/FIRST TIME BUYER PROPERTY
- GAS CENTRAL HEATING
- WITHIN EASY WALKING DISTANCE OF TOWN FACILITIES
- SHOWER ROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- DOWNSTAIRS AND UPSTAIRS BEDROOM
- SOUTH WEST FACING COURTYARD GARDEN

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# 4 KINGS HEAD COURT, CINDERFORD, GLOUCESTERSHIRE, GL14 2RZ

## AN ATTRACTIVE TWO BEDROOM COTTAGE-STYLE MODERN HOME WHICH HAS BEEN BEAUTIFULLY REINSTATED INTO A LOVELY HOME WITH OPEN PLAN LIVING AREA, WITHIN EASY WALKING DISTANCE OF TOWN FACILITIES.

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.

**Entrance Porch:** With door to -

**Hall:** Off which is -

**Bedroom 2 (Downstairs):** 10' 6" x 8' 5" (3.20m x 2.56m), Window to front, radiator.

**Shower Room:** 6' 10" x 5' 4" (2.08m x 1.62m), Shower area with shower screen, close box W.C., vanity wash hand basin, radiator, extractor, tiling to walls.



**Large L-shaped Living Room:** Having French doors and window to rear, two radiators, stairs off. Kitchen Area having wall and base level units, fitted oven and hob with hood over, tiled splash backs, sink unit.

**First Floor Landing:** With built-in cupboard with gas boiler for central heating and domestic hot water.

**Bedroom One:** 13' 0" x 12' 0" (3.96m x 3.65m), Radiator, eaves storage, cupboards and skylights.

**Outside:** Small front garden with parking for two vehicles. To the rear of the property is a courtyard which is south west facing and a real suntrap.



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



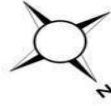
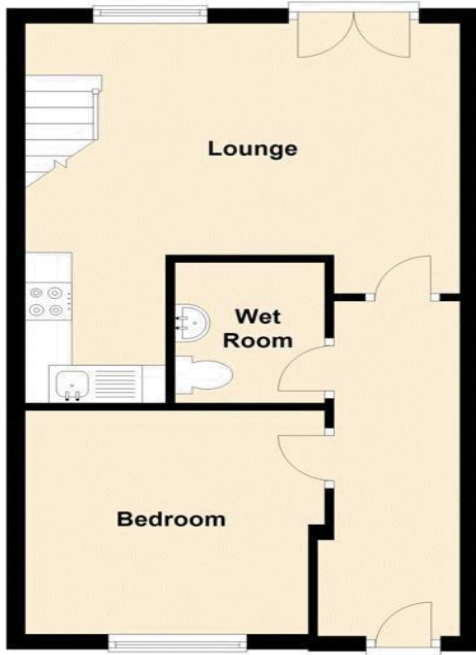
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**



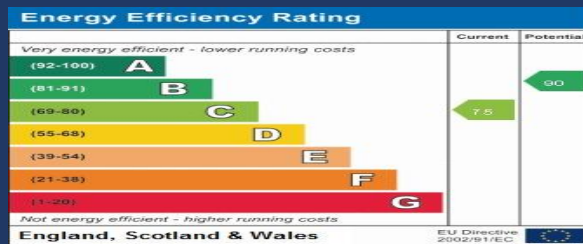
### Ground Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



### First Floor

Approx. 18.3 sq. metres (197.3 sq. feet)



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**