



FREEHOLD

£235,000



**38 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2AG**

- THREE BEDROOMS
- LOUNGE/DINER
- LARGE GARAGE/WORKSHOP
- GAS CENTRAL HEATING
- LARGE ENCLOSED GARDENS

- KITCHEN
- BATHROOM
- POTTING SHED
- DOUBLE GLAZING
- NO ONWARD CHAIN

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE THIS HANDSOME PERIOD DETACHED HOME DATING BACK TO THE TURN OF THE LAST CENTURY AND WITH LARGE GARDENS AND FOR THE RIGHT PERSON, A LARGE GARAGE WORKSHOP BLOCK WITH 35' X 20' (10.66M X 6.09M) WITH AN INSPECTION PIT, POWER & LIGHT. ALTHOUGH REQUIRING SOME UPDATING, THE HOUSE IS VERY LIVABLE AND HAS THE POTENTIAL TO CONVERT THE LOFT (SUBJECT TO BUILDING REGULATIONS).

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.

Porch with front door to -

Entrance Hall: Stairs to first floor, door to understairs storage area, radiator.

Bathroom: Panelled bath, W.C., vanity wash hand basin, shower cubicle with electric shower, extractor, wall mounted electric heater, cupboard with shelving.

Lounge/Diner: 27' 3" x 12' 8" (8.30m x 3.86m), Radiator, feature fireplace with wooden surround and marble effect hearth, bay window to front with Forest views. The dining area has a radiator, window to rear, glazed door to -



Kitchen: 10' 2" x 10' 2" (3.10m x 3.10m), Fitted at wall and base level, one and a half bowl sink unit, tiled splash backs, gas boiler for central heating and domestic hot water, radiator, window to side, door to garden.

From entrance hall, first floor stairs to -

Landing: Access to roof space with potential for loft conversion subject to necessary building regulations, radiator, window to front with views.

Bedroom One: 11' 8" x 12' 10" (3.55m x 3.91m), Radiator, built-in-wardrobe, window to front with views.



Bedroom Two: 11' 1" x 8' 8" (3.38m x 2.64m),
Built-in wardrobe, chest of drawers bedside cabinet and over-bed storage, radiator, window to rear.

Bedroom Three: 9' 0" x 7' 8" (2.74m x 2.34m),
Built in wardrobe and chest of drawers, airing cupboard, radiator, window to rear.

Garage/Workshop: Accessed via roller shutter door, power & lighting, inspection pit, windows to rear, door to side.

Wooden Framed Potting shed: 10' 9" x 6' 11" (3.27m x 2.11m),

Outside: The garage and rear of the property is accessed via a lane off Woodville Road, From the gravel track a pathway leads down the side of the garage with walled surround. Steps lead down to the main garden which has flower borders, shrubs, vegetable plot and herbaceous borders. There is a lawned area, patio area and pond. From the paved courtyard area, there is a stone-built W.C. with high level cistern and quarry tiled floor. To the front, steps lead up to porch, gravelled area with shrubs and bushes.

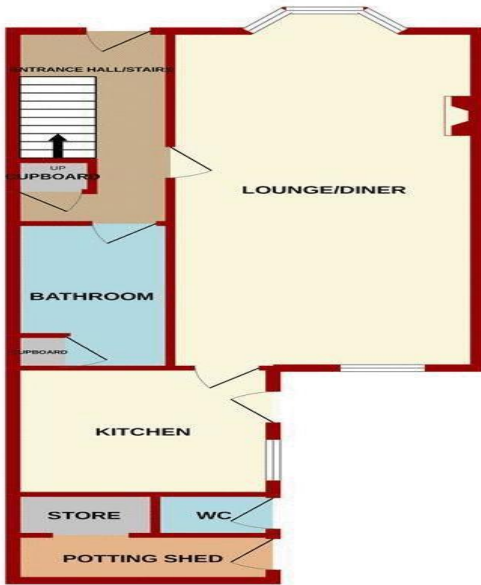
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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.

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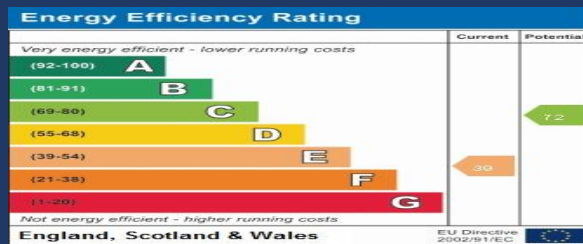
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility to check for any errors or omissions lies with the 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