



FREEHOLD

£249,995



**21 WOODLANDS REACH, CINDERFORD, GLOUCESTERSHIRE,
GL14 2EN**

- THREE BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- GOOD SIZED GARDEN
- KITCHEN/DINER
- DOWNSTAIRS W.C.
- DOUBLE GLAZING
- DETACHED GARAGE

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AN IMMACULATELY MAINTAINED THREE BEDROOMED SEMI-DETACHED HOME IN A POPULAR LOCATION WITH LARGE GARDENS, GARAGE AND AMPLE ROOM TO EXTEND.

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.

Front door to -

Hall: Radiator.

W.C.: Two piece suite, radiator, window.

Lounge: 15' 0" x 14' 10" max. (4.57m x 4.52m), Window to front, radiator.



14' 10" x 10' 2" (4.52m x 3.10m), Fitted at wall and base level providing worktop and storage space, double oven, gas hob, sink unit, plumbing for automatic washing machine, tiled splash back, window to rear, gas boiler for central heating and domestic hot water, radiator.

Conservatory: 8' 9" x 6' 0" (2.66m x 1.83m), Of half glazed construction overlooking gardens, French door.

Landing: Airing cupboard, access to loft.

Bedroom One: 12' 0" x 7' 10" (3.65m x 2.39m), Built in wardrobe.



Bedroom Two: 11' 0" x 7' 0" (3.35m x 2.13m),
Window to front with views, radiator, built in wardrobe.

Bedroom Three: 9' 0" x 7' 0" (2.74m x 2.13m),
Radiator, window to rear.

Bathroom: Three piece suite, over bath shower, radiator, window.

Outside: The front garden has a lawned area, detached garage with electric door, power and light, herbaceous borders, storage area. A gate leads to the side garden with easy maintained graveled area and garden shed. The rear had a patio area, raised beds, lawn, herbaceous borders, outside tap.

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
SINCE 1982