



**FREEHOLD**

**£175,000**



**45 PARRAGATE ROAD, CINDERFORD, GLOUCESTERSHIRE,  
GL14 2JZ**

- TWO BEDROOMS
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- BATHROOM
- LARGE GARDENS
- DOUBLE GLAZING
- KITCHEN

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# 45 PARRAGATE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2JZ

## A DELIGHTFUL TWO BEDROOMED SEMI-DETACHED COTTAGE WITH A LIGHT AND AIRY FEEL AND ECLECTICALLY DECORATED BY OUR VENDOR CLIENT.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, 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: 4' 0" x 4' 3" (1.22m x 1.29m),**  
Entrance door and door to -

**Lounge: 11' 6" x 10' 0" (3.50m x 3.05m),**  
Window to front, radiator, fireplace.

**Dining Room: 12' 7" x 10' 0" (3.83m x 3.05m),**  
Tiled floor, window to rear, radiator, open plan with -

**Kitchen: 11' 0" x 6' 0" (3.35m x 1.83m),** Fitted at wall and base level providing worktop and storage space, tiled floor, tiled splash-backs, plumbing for washing machine, sink unit.



First floor stairs to landing.

**Bedroom One: 12' 0" x 10' 0" (3.65m x 3.05m),** Window to front, radiator.

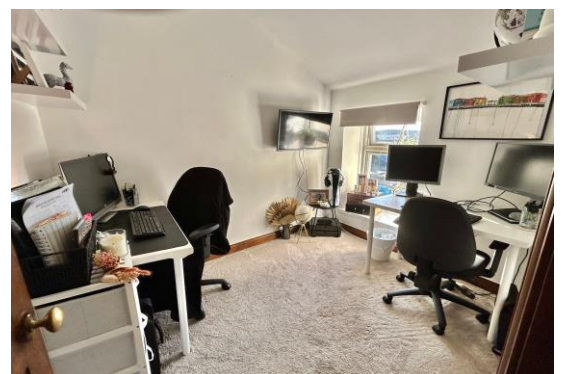
**Bedroom Two: 8' 7" x 7' 0" (2.61m x 2.13m),** Window to rear, radiator.

**Bathroom: 11' 0" x 6' 0" (3.35m x 1.83m),** Shower cubicle, W.C., sink unit, panelled bath, tiling to walls, radiator, window.



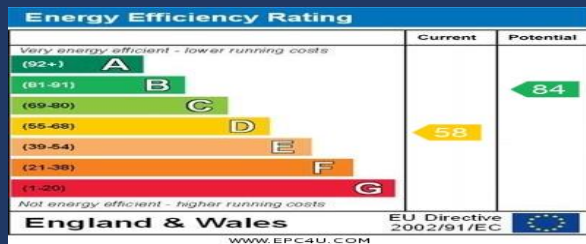
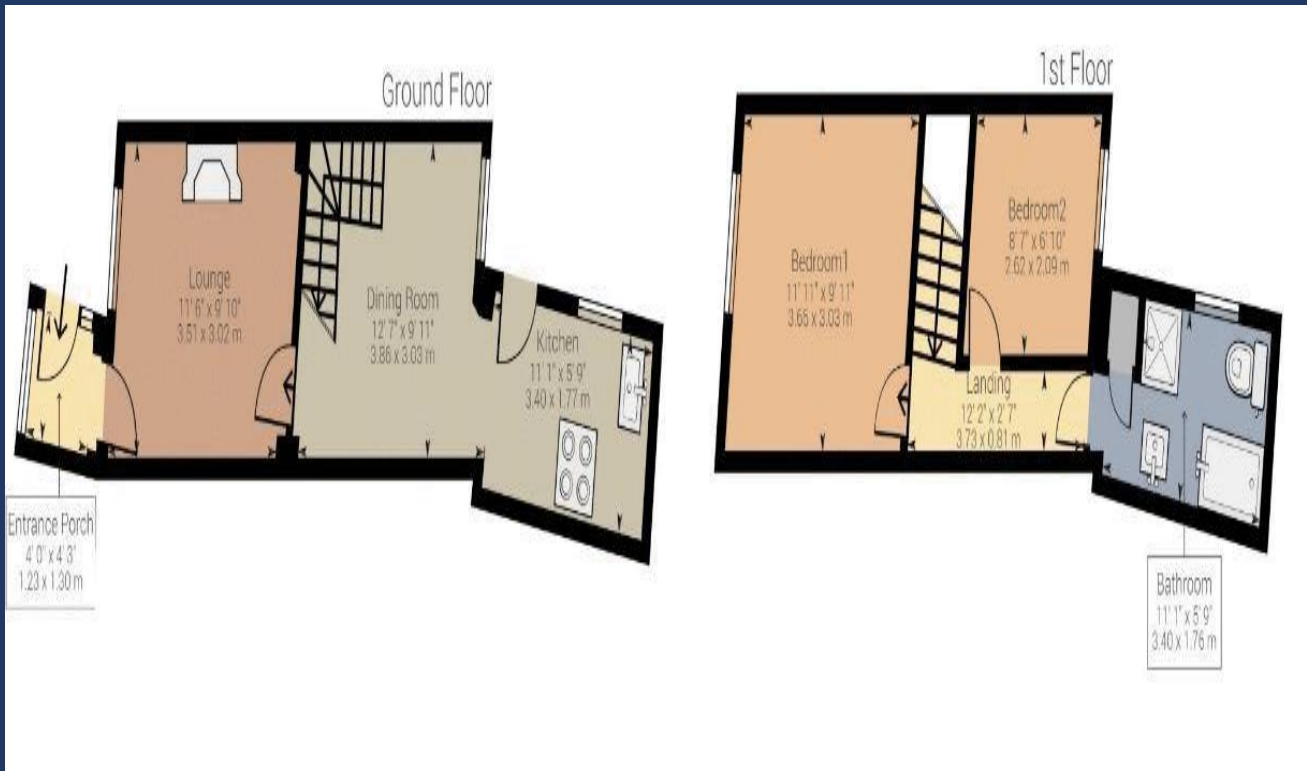
**Outside:** Courtyard to front, side access to rear gardens, patio area, lawns, herbaceous borders, lower seating area.

**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**