



**FREEHOLD**

**£195,000**



## **4 WEST VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 2EP**

- TWO BEDROOMS
- CONSERVATORY
- DOUBLE GLAZING
- OFF ROAD PARKING FOR TWO VEHICLES
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- NO ONWARD CHAIN

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# 4 WEST VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 2EP

## AN IMMACULATELY PRESENTED TWO BEDROOM MID TERRACED HOUSE IN A POPULAR LOCATION WITH WEST FACING REAR GARDENS, IDEAL AS A FIRST TIME BUY OR INVESTMENT.

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.

Canopied porch with front door to -

**Entrance Hall:** Radiator, door to Lounge/Dining Room, archway through to -

**Kitchen:** 7' 10" x 7' 11" (2.39m x 2.41m), Fitted with wall and base units providing worktop and storage space, sink unit, electric oven, hob with hood over, space for fridge freezer, space for automatic washing machine, gas boiler for central heating and domestic hot water, window to front.

**Lounge/Dining Room:** 16' 6" x 11' 8" (5.03m x 3.55m), Stairs off, feature fireplace with electric fire inset, wooden surround and marble effect hearth, two radiators, window and door to side, opening into -



**Conservatory:** 9' 7" x 9' 5" (2.92m x 2.87m), UPVC construction with glazed panels to rear and right hand side, UPVC panels to the left hand side, glazed panel door to rear garden with far reaching views.

First floor stairs to -

**Landing:** Access to loft.

**Bedroom One:** 11' 7" x 8' 7" (3.53m x 2.61m), Over-stairs storage area, radiator, window to rear with views.

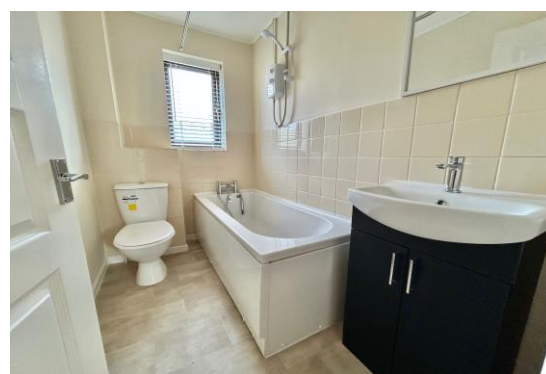


**Bedroom Two: 10' 10" x 6' 7" (3.30m x 2.01m),** Radiator, airing cupboard housing hot water cylinder, window to front.

**Bathroom:** Panelled bath with shower over, tiled surround, vanity wash hand basin, close coupled W.C., radiator, window to front.

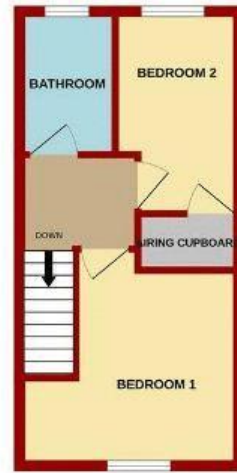
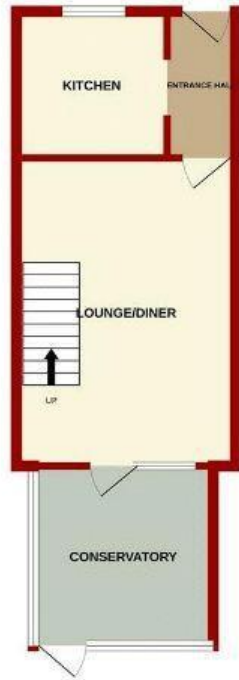
**Outside:** To the front a pathway leads up to the front door with gravelled area. The rear garden is accessed from the conservatory and has Astro turf and gravelled areas. Steps lead down to the rear gate with access to the parking area. The garden benefits from far reaching views.

**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**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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