



FREEHOLD

Guide Price £249,950



3 CORONATION ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BY

- THREE BEDROOMS
- FITTED KITCHEN
- DOUBLE GLAZING
- GARDENS
- PARKING
- LOUNGE (20 FEET) WITH WOOD BURNER
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- GARAGE & STORE SHED

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A SPACIOUS AND WELL MAINTAINED SEMI-DETACHED PROPERTY BENEFITTING FROM AMPLE OFF ROAD PARKING, GARAGE AND GARDENS WITH VIEWS TO THE REAR.

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.

Accommodation (measurements approx):

,1/2 glazed UPVC front door to -

ENTRANCE HALL: , Radiator, door to -

LOUNGE: 20' 0" x 14' 8" (6.09m x 4.47m), Double glazed picture window to front, wood burner, television aerial point, radiator, power points.

CLOAKROOM: Three piece suite including low level W.C., sink unit with vanity under, shower cubicle, towel rail, window.



REAR PORCH: Door to outside.

From lounge, door to -

KITCHEN/BREAKFAST ROOM: 13' 9" x 9' 10" (4.19m x 2.99m), Modern fitted kitchen with units providing worktop and storage space. Integral dish washer, plumbing, fitted cooker and hob with modern circular extractor and light, sink unit, wall mounted gas boiler, laminate floor, window, French doors to garden.

From hall, stairs to -



FIRST FLOOR LANDING: Access to loft, window.

BEDROOM ONE: 11' 7" x 8' 8" (3.53m x 2.64m),
Window to front, fitted full wall mirror fronted wardrobes with hanging space and shelving, radiator.

BEDROOM TWO: 9' 4" x 7' 11" (2.84m x 2.41m),
Window to rear with rooftop views over the forest and beyond, radiator, cupboard.

BEDROOM THREE: 7' 11" x 7' 0" (2.41m x 2.13m),
Window to front, radiator.

FAMILY BATHROOM: Three piece suite in white, comprising low lever W.C., bath with shower attachment, sink unit, towel rail, window.

OUTSIDE: Lawn to front with driveway providing off road parking and gated access leading to rear. The rear garden has a large garage, store shed and lawn with fenced boundaries.

AGENTS NOTE: There is a porch alongside the kitchen which could be made into an ideal utility room.

OUTGOINGS: Council Tax Band B



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

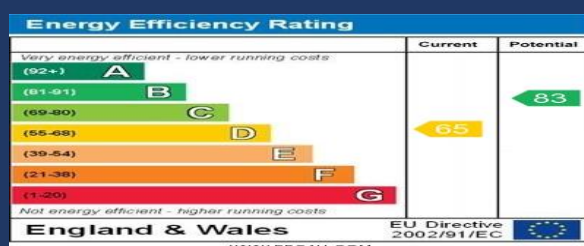
Ground Floor
Approx. 52.8 sq. metres (567.9 sq. feet)



First Floor
Approx. 33.4 sq. metres (359.0 sq. feet)



Total area: approx. 86.1 sq. metres (926.9 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982