



FREEHOLD

£235,000



**22 HOLLYDEAN, DENECROFT, CINDERFORD,
GLOUCESTERSHIRE, GL14 2LW**

- THREE BEDROOMS
- UTILITY ROOM
- DOUBLE GLAZING
- SOUTH FACING GARDEN
- KITCHEN/DINER
- DOWNSTAIRS W.C.
- GAS CENTRAL HEATING
- AMPLE OFF ROAD PARKING

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22 HOLLYDEAN, DENECROFT, CINDERFORD, GLOUCESTERSHIRE, GL14 2LW

A SPACIOUS AND WELL MAINTAINED THREE BEDROOMED SEMI-DETACHED HOUSE IN A POPULAR LOCATION AND HAVING DOUBLE GLAZING, GAS CENTRAL HEATING, SOUTH FACING GARDENS AND LOADS OF OFF ROAD PARKING.

The property is situated close to the Town of Cinderford with its range of shopping, schooling and health care facilities. The Forest is close at hand for woodland walks and bike riding.

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: Boiler cupboard with gas boiler for central heating and domestic hot water, radiator, wood floor.

Lounge: 14' 7" x 12' 0" (4.44m x 3.65m), Cast iron fire place (display), window to rear, radiator, wooden floor, beams.

Kitchen/Diner: 18' 8" x 12' 2" (5.69m x 3.71m), Fitted at wall and base level with peninsular unit fitted, Belfast sink, double oven, hob, fitted wine rack, tiled floor, tiled splash-backs, French doors to rear, window to front.



Side Hall: Tiled floor, doors to front and rear.

Utility Room: 12' 6" x 5' 2" (3.81m x 1.57m), Plumbing for automatic washing machine, sink unit, off which is -

W.C.: Two piece suite, towel rail radiator.

First floor stairs to -



Landing: Window to front.

Bedroom One: 11' 0" x 10' 8" (3.35m x 3.25m),
Built-in wardrobe, radiator, window.

Bedroom Two: 11' 0" x 10' 6" (3.35m x 3.20m),
Built-in wardrobe, radiator, window.

Bedroom Three: 10' 0" x 7' 0" (3.05m x 2.13m),
Built-in cupboard, radiator, window.

Bathroom: Three piece suite, over-bath shower with screen, tiling to wall, towel rail radiator, window.

Outside: The front has ample off road parking for 3/4 vehicles. The rear has lawn, decked area and garden shed.

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