



**FREEHOLD**

**£265,000**



**11 FOREST RISE, CINDERFORD, GLOUCESTERSHIRE, GL14 2BX**

- THREE BEDROOMS
- LARGE LIVING ROOM
- UTILITY ROOM
- GAS CENTRAL HEATING
- VIEWS
- RE-FITTED KITCHEN
- CONSERVATORY
- PRIVATE GARDENS
- AMPLE OFF ROAD PARKING
- PRIME LOCATION

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# 11 FOREST RISE, CINDERFORD, GLOUCESTERSHIRE, GL14 2BX

## SITUATED IN A MUCH SOUGHT AFTER CUL-DE-SAC ON LITTLEDEAN HILL AND ENJOYING FANTASTIC OUTLOOKS, AN IMMACULATEDLY MAINTAINED THREE BEDROOMED SEMI-DETACHED HOUSE.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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.

UPVC front door with motif inset to -

**Entrance Hall:** Radiator, telephone point, tiled floor, door to -

**Utility Room:** 11' 2" x 7' 9" (3.40m x 2.36m), (Converted from the Garage), tiled floor, plumbing for automatic washing machine, radiator.

**Kitchen:** 10' 6" x 9' 2" (3.20m x 2.79m), Re-fitted with contemporary style units, oak worktops, fitted double oven and microwave, hob with hood over, dish-washer, window to front, gas boiler for central heating and domestic hot water, metro tiled splash-backs, breakfast bar, radiator.



**Lounge:** 17' 8" x 12' 0" (5.38m x 3.65m), Radiator, LVT flooring, window to rear, patio doors to -

**Conservatory:** 11' 7" x 9' 8" (3.53m x 2.94m), Of half glazed construction with Tapi roof making it an 'all year round' room, electric radiator.

First floor stairs to -

**Landing:** Access to loft.





**Bedroom One: 12' 5" x 10' 5" (3.78m x 3.17m),**  
Window to rear with views to Forest, built-in cupboard, radiator.

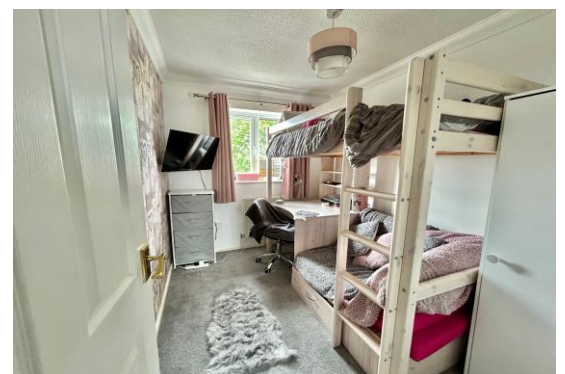
**Bedroom Two: 10' 5" x 8' 8" (3.17m x 2.64m),**  
Window to front with views towards the River Severn, built-in wardrobe, radiator.

**Bedroom Three: 9' 3" x 7' 0" (2.82m x 2.13m),**

**Bathroom:** Three piece suite comprising panelled bath with shower over, low level W.C., pedestal wash hand basin, fully tiled walls, tiling to floor, window, radiator.

**Outside:** Gardens are landscaped and easily maintained. Brick paving to front of property with driveway with parking for three vehicles, leading to integral garage which has been split to provide storage with power & lighting and Utility Room. Pedestrian access to rear gardens with fenced boundaries, gravelled areas and patio.

**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**



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