



**FREEHOLD**

**£199,950**



## **34A BARLEYCORN SQUARE, CINDERFORD, GLOUCESTERSHIRE, GL14 2LF**

- BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE
- OPEN PLAN LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- GARDENS & OF ROAD PARKING
- MODERN COLOURD UPVC WINDOWS THROUGHOUT
- MODERN FITTED KITCHEN
- THREE BEDROOMS - ONE EN-SUITE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- QUIET LOCATION

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## 34A BARLEYCORN SQUARE, CINDERFORD, GLOUCESTERSHIRE, GL14 2LF

**BEAUTIFULLY PRESENTED THREE BEDROOM MID-TERRACE MODERN HOUSE SITUATED IN A QUIET LOCATION WITHIN THE TOWN. THE PROPERTY BENEFITS FROM OFF ROAD PARKING WHILE THE OPEN PLANNED ACCOMMODATION GIVES A LOVELY LIGHT AND AIRY FEEL WITH FRENCH DOORS OVERLOOKING THE GARDEN.**

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.

Coloured composite front door to -

**Entrance Hall:** Radiator, wood effect flooring, door to -

**Downstairs Cloakroom:** Low level W.C., wash hand basin with vanity unit, window, chrome heated towel rail. Off hall, door to -

**Open plan Kitchen/Living Room: 27' 5" x 14' 11" (8.35m x 4.54m),** (Total maximum measurements). Beautifully fitted 'Howdens' kitchen, grey gloss fronted units fitted at wall & base level with worktop over. Integral wall mounted gas boiler, integral fridge/freezer, integral washing machine, fitted electric oven with gas hop and extractor fan over, sink unit, spot light, wood effect flooring which continues into the living room, window to front. In the living room there are three radiators, T.V. aerial point, a good sized under-stairs store cupboard, an electric fire inset in a hearth, French doors to garden with glass side panelling.



From hall, stairs to -

**First Floor Landing:** Access to loft which is part boarded with lighting, large airing cupboard with radiator.

**Bedroom One: 11' 5" x 10' 2" (3.48m x 3.10m),** Window to rear, radiator, ensuite comprising shower cubicle, low level W.C., sink unit, tiled floor, port hole roof window, chrome heated towel rail.

**Bedroom Two: 11' 2" x 7' 11" (3.40m x 2.41m),** Window to front, radiator.



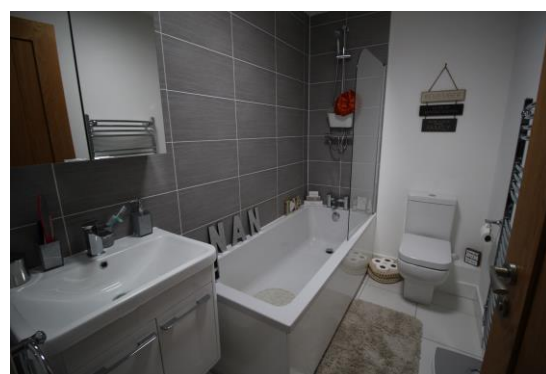


**Bedroom Three: 7' 11" x 6' 6" (2.41m x 1.98m),**  
Window to front, radiator.

**Family Bathroom:** Beautifully fitted three piece suite comprising low level W.C., panelled bath with shower over, sink with vanity unit under, tiled feature wall, chrome heated towel rail, tiled floor, port hole ceiling window.

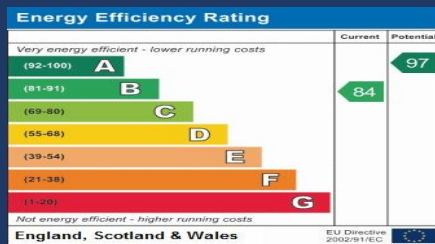
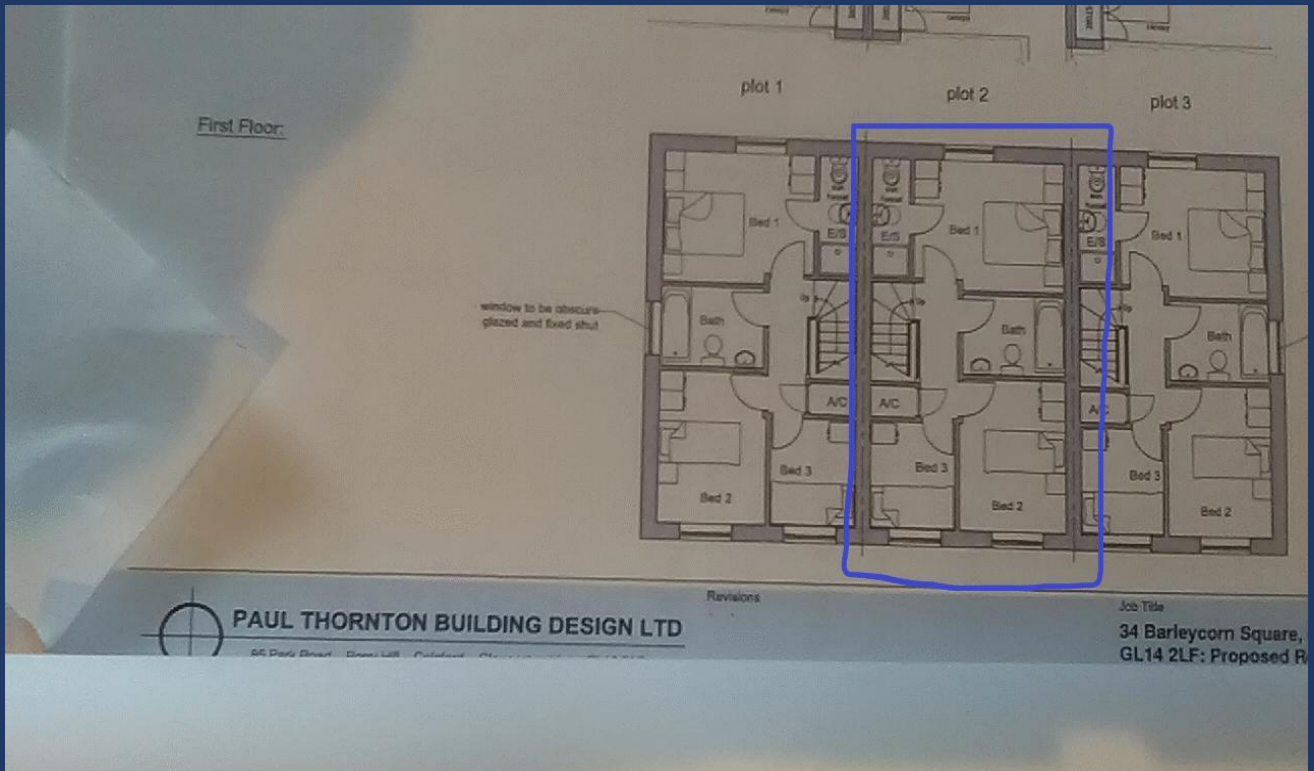
**Outside:** To the front there is parking for two vehicles, bin store area - the rear gardens are low maintenance, there is artificial grass (a patio underneath) with steps leading up to lawned area one side with pea gravel area the other, perfect for seating - there is a garden shed and the whole garden is made private with fenced boundaries.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



**Directions:** From our Cinderford office proceed down the High Street, take the first left into Wesley Road and follow round to the left. On meeting the junction with Station Street proceed right and follow down the hill taking the last left before Valley Road and the house is not far along on the left.

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.



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