



LEASEHOLD

£175,000



**2 HILBERRY ROAD, CINDERFORD, CINDERFORD,
GLOUCESTERSHIRE, GL14 2JB**

- TWO DOUBLE BEDROOMS
- LUXURY FITTED KITCHEN/DINER
- BATHROOM
- COMMUNAL PARKING AREA
- EN-SUITE AND CHANGING ROOM
- LARGE LIVING ROOM
- EASY TO MAINTAIN OUTSIDE SPACE
-
-

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2 HILLBERRY ROAD, CINDERFORD, CINDERFORD, GLOUCESTERSHIRE, GL14 2JB

KJT OFFER FOR SALE A SEVEN YEAR OLD PRESTIGE REPRISE 20' X 37' LUXURY HOME, SITUATED ON POPULAR AND SOUGHT AFTER PARK

Situated on the edge of the town of Cinderford. 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.

Accommodation (measurements approx):

Entrance door to -

Entrance Porch: Door to -

Entrance Hall: Radiator, built-in cupboard, loft access.

Lounge: 16' 9" x 10' 6" (5.10m x 3.20m), Window to front and side, display fire, radiator, apex ceiling with downlighters.



Kitchen/Diner: 20' 7" x 7' 0" (6.27m x 2.13m), Fitted at wall and base level with comprehensive range of units, fitted fridge/freezer, oven, hob and hood, washing machine, microwave and grill, sink unit, window to front and side, patio doors to balcony.

Bathroom: Three piece suite, vanity wash hand basin, bath with over-bath shower, w.c., window, radiator.

Bedroom 1: 9' 3" x 9' 3" (2.82m x 2.82m), Window to side, radiator, with Changing Room. Off which is -

En-Suite Shower Room: With vanity wash hand basin, shower cubicle, w.c., radiator.



Bedroom 2: 9' 7" x 9' 2" (2.92m x 2.79m),
Window to side, radiator.

Outside: Paved areas to front, side and rear elevations, garden shed and communal parking area.

Services: Mains water and electric and drainage connected to the property.

Outgoings: Management charge £130.00 pcm (to include water). Council Tax Band A.



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