



**FREEHOLD**

**£100,000**



**19 STEAM MILLS, CINDERFORD, GLOUCESTERSHIRE, GL14 3JD**

- INVESTMENT OPPORTUNITY
- LOUNGE
- BATHROOM
- TENANT IN SITU

- TWO BEDROOMS
- KITCHEN
- COURTYARD GARDEN
- RENTAL INCOME CIRCA £7,200 P.A.

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# 19 STEAM MILLS, CINDERFORD, GLOUCESTERSHIRE, GL14 3JD

## A TWO BEDROOM, MID-TERRACED COTTAGE BEING SOLD AS AN INVESTMENT WITH TENANT IN SITU. EARN CIRCA £7,200 P.A.

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.

Front door to -

**Lounge:** 12' 0" x 10' 7" (3.65m x 3.22m), Window to front, period fireplace, under-stairs storage cupboard.

**Kitchen:** 13' 0" x 10' 0" (3.96m x 3.05m), Single drainer sink unit, period fireplace, walk-in larder, window to rear.

First floor stairs to -

**Landing:** Off which is -

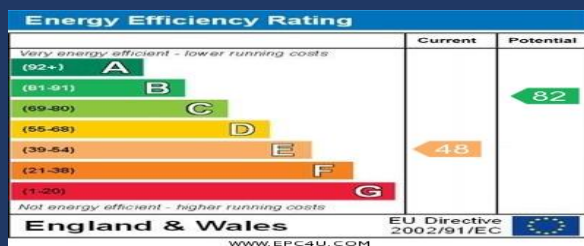
**Bedroom One:** 12' 2" x 10' 8" (3.71m x 3.25m), Window to front, period fireplace, airing cupboard containing tank for domestic hot water.

**Bedroom Two:** 10' 0" x 8' 2" (3.05m x 2.49m), Window to rear, period fireplace.

**Bathroom:** Three piece suite. window.

**Outside:** Small courtyard area to the rear of the property.

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



**PASSIONATE  
ABOUT**  
*Property*

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.

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