



FREEHOLD

£265,000



**24 UPPER BILSON ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2TH**

- THREE DOUBLE BEDROOMS
- LOUNGE
- UTILITY
- BATHROOM
- GARAGE
- RECENTLY REFURBISHED
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- GARDENS
- AMPLE PARKING

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24 UPPER BILSON ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2TH

A RECENTLY REFURBISHED, MODERN THREE DOUBLE BEDROOM HOUSE WITH PRIVATE GARDENS, PARKING AND GARAGE, SITUATED IN A CONVENIENT LOCATION, CLOSE TO LOCAL AMENITIES. 24 UPPER BILSON ROAD HAS BEEN MODERNISED THROUGHOUT TO CREATE LIGHT AND STYLISH LIVING ACCOMMODATION. THE GROUND FLOOR COMPRISES CONSERVATORY, KITCHEN WITH FITTED UNITS AND INTEGRATED APPLIANCES, UTILITY ROOM, CLOAKROOM AND LIVING ROOM. THE FIRST FLOOR COMPRISES THREE GOOD SIZED BEDROOMS AND A FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER. OUTSIDE, THERE IS PARKING TO THE FRONT OF THE GARAGE, AND GARDENS TO THE FRONT OF THE PROPERTY WHICH CREATE A FANTASTIC OUTDOOR SPACE FOR ENTERTAINING GUESTS AND FAMILY MEMBERS.

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

Conservatory: Entrance through conservatory. Access to open plan kitchen/lounge area.

Lounge: Feature fireplace, storage cupboard, window to front aspect, double doors opening to conservatory, access to stairs leading to first floor, open plan layout with kitchen.

Kitchen: Fitted units at eye and base level, worktop space, windows to front aspect, gas hob and extractor hood over, integrated dual oven, dishwasher and fridge/freezer, sink unit with mixer tap, storage cupboard, access to utility room.

Utility: Worktop space, space and plumbing for washing machine/dryer, access to cloakroom.



Cloakroom: W.C., wash hand basin.

First Floor Landing: Access to three bedrooms and family bathroom.

Bedroom One: Window to front aspect, carpeted flooring.

Bedroom Two: Window to front aspect, carpeted flooring.



Bedroom Three: Window to front aspect, carpeted flooring.

Bathroom: Bath, separate shower cubicle, wash hand basin, W.C., heated towel rail, window to rear aspect.

Garage: With power and electric supply.

Outside: There is parking for multiple vehicles to the front of the garage. The garden is made up of a gravelled area, lawned area and patio area, providing a great space for entertaining guests and relaxing all year round.

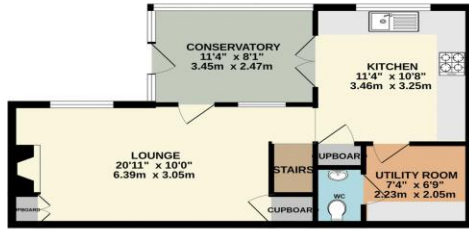
Services: All mains believed to be connected. All interested parties to make their own enquiries.



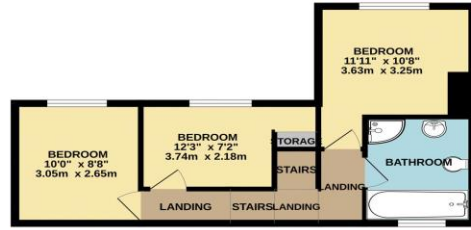
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.

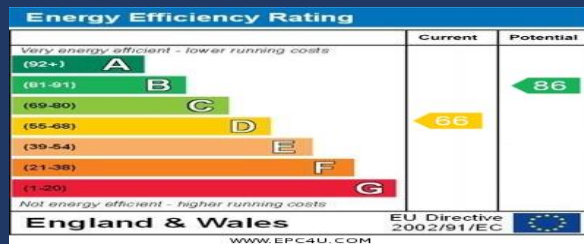


1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982