



FREEHOLD

£285,000



9 WEST VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 2EP

- THREE BEDROOMS
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING
- LARGE GARDENS
- LOUNGE
- CONSERVATORY
- FAMILY BATHROOM
- DOUBLE GLAZING
- GARAGE

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9 WEST VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 2EP

A SPACIOUS THREE BEDROOM DETACHED HOUSE IN A POPULAR LOCATION WITH LARGE GARDENS AND A LEVEL WALK TO THE TOWN CENTRE.

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 -

Hall: Radiator.

Lounge: 14' 10" x 11' 6" (4.52m x 3.50m),
Fireplace with electric fire, radiator, window to front.

Kitchen/Diner: 14' 9" x 10' 0" (4.49m x 3.05m),
Fitted at wall and base level providing worktop and storage space, sink unit, oven with gas hob, plumbing for washing machine radiator, gas boiler for central heating and domestic hot water, tiled floor. Door to -



Shower Room: Shower cubicle, wash hand basin, W.C., towel rail radiator.

Conservatory: Tiled floor, sliding doors to patio area.

First floor stairs to -

Landing: Airing cupboard.



Bathroom: , Three piece suite comprising bath with over bath shower, wash hand basin, W.C., tiling to walls, towel rail radiator.

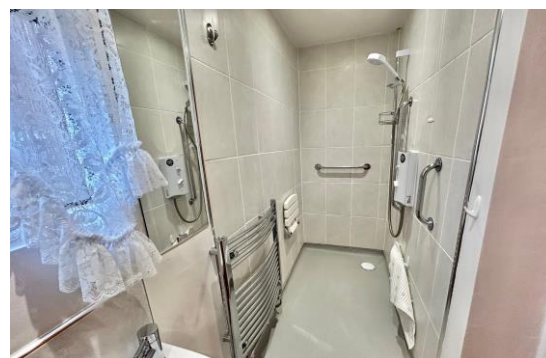
Bedroom Two: 11' 3" x 8' 0" (3.43m x 2.44m), Radiator, window to rear.

Bedroom One: 14' 0" x 8' 3" (4.26m x 2.51m), Radiator, window to front.

Bedroom Three: 8' 10" x 6' 4" (2.69m x 1.93m), Radiator, window to front.

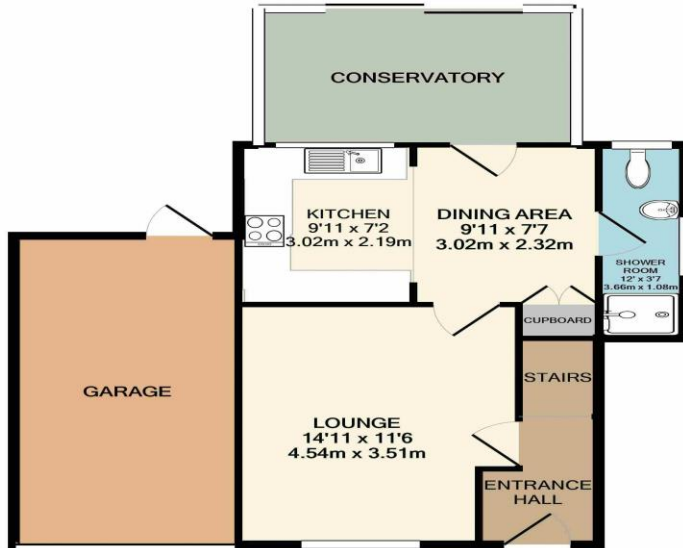
Outside: Gated access to driveway leading to attached garage, there is a lawned area enclosed with picket fencing. To the rear is a patio area, lawned area, greenhouse, garden shed and pond.

Services: All main services are connected to the property. The heating system has not been tested.

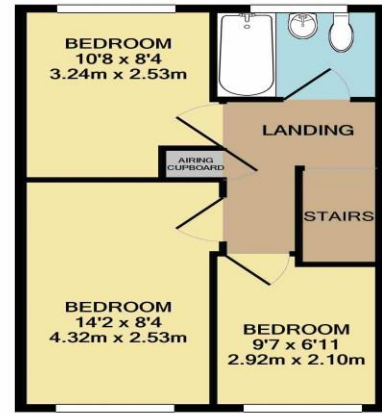


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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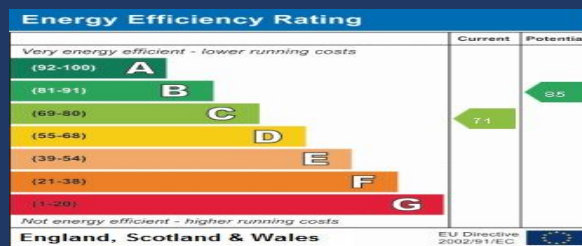
GROUND FLOOR
APPROX. FLOOR
AREA 697 SQ.FT.
(64.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1064 SQ.FT. (98.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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