



FREEHOLD

£300,000



**44 DOCKHAM ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2BH**

- THREE BEDROOMS
- KITCHEN/DINER
- EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS W.C.
- GARAGE
- LARGE LOUNGE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- GARDEN
- OFF ROAD PARKING

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44 DOCKHAM ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BH

SITUATED IN A POPULAR AREA, A SPACIOUS AND WELL MAINTAINED THREE BEDROOMED LINK-DETACHED HOUSE.

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.

Double glazed door to -

Entrance Hall: Wood effect flooring.

Downstairs W.C.: W.C., wash hand basin, tiled splash-back, extractor, radiator, windows to side and front.

Lounge: 16' 3" x 12' 7" (4.95m x 3.83m), Two radiators, windows to side and front.



Inner Hall: Stairs off, radiator, door to -

Kitchen/Dining Room: 16' 2" x 9' 9" opening to 13' 4" (4.92m x 2.97m opening to 4.06m0), Fitted at wall and base level providing worktop and storage space, sink unit, tiled splash-backs, built-in electric oven with gas hob and hood over, space for automatic washing machine and tumble dryer, radiator, wood effect laminate flooring, under-stairs storage cupboard, window to rear, French doors to garden.

First floor stairs to -

Landing: Radiator.



Bedroom One: 12' 8" x 8' 10" (3.86m x 2.69m),
Radiator, window to rear, door to -

En-suite: 4' 3" x 0' 0" (1.29m x 0.00m), W.C.,
wash hand basin, corner shower cubicle with
electric shower, extractor, radiator.

Bedroom Two: 9' 4" x 9' 10" (2.84m x 2.99m),
Radiator, window to rear with views.

Bedroom Three: 9' 3" x 6' 10" (2.82m x 2.08m),
Radiator, window to rear with views.

Family Bathroom: 6' 4" x 6' 5" (1.93m x 1.95m),
Close coupled W.C., pedestal wash hand
basin, panelled bath with shower over, tiled
surround, radiator, extractor, wood effect
flooring, obscured glass window to rear.

Outside: To the front is parking for three
vehicles, lawned area, partially enclosed by
fence and wall surround. To the side of the
property, gated access leads to the rear
garden with decked area, lawned area,
garden shed, outside tap, with fenced and
walled surround. A rear door leads into -

Garage: 15' 1" x 9' 2" (4.59m x 2.79m), Single
up and over door, power & light, gas boiler
providing central heating and domestic hot
water.

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



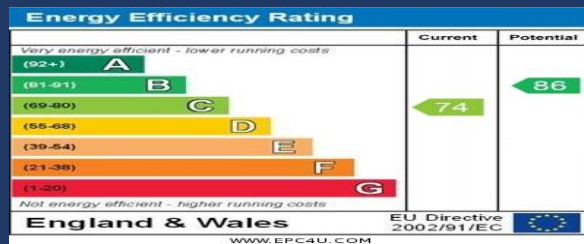
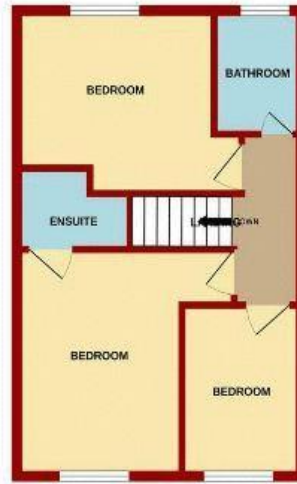
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR



1ST FLOOR



PASSIONATE
ABOUT
Property
SINCE 1982