



FREEHOLD

£294,995



13 WESTERLEY CLOSE, CINDERFORD, GLOUCESTERSHIRE, GL14 3EB

- **THREE BEDROOMS**
- **LOUNGE**
- **DINING ROOM**
- **UPSTAIRS SHOWER ROOM**
- **GARAGE & OFF ROAD PARKING**
- **ENTRANCE HALL**
- **KITCHEN**
- **DOWNSTAIRS CLOAKROOM**
- **DOUBLE GLAZING & HOT AIR CENTRAL HEATING (GAS POWERED)**
- **GARDENS TO FRONT & REAR, BRICK BUILT SHED WITH POWER & LIGHT**

www.kjtresidential.co.uk

RARELY AVAILABLE IN THE POPULAR WESTERLEY CLOSE LOCATION IS THIS 3 BEDROOM DETACHED FAMILY HOME. THE PROPERTY OFFERS GOOD SIZED ACCOMMODATION WITH EXCEPTIONAL VIEWS TO THE REAR OF THE PROPERTY OVER THE ROOFTOPS AND TO THE FOREST BEYOND.

Located close to the town with its range of shopping, schooling and health care facilities is this well presented three bedroom detached house with lovely gardens and benefitting from off road parking.

Half glazed front door to porch, half glazed door to -

Entrance Hall: Under-stairs cupboard, telephone point, cupboard housing hot air heating system.

Lounge: 16' 11" x 12' 11" (5.15m x 3.93m), Lovely light room with access to rear garden via French doors with glass panels and windows to side, multi-fuel burner, T.V. point.

Kitchen: 12' 4" x 9' 11" (3.76m x 3.02m), Range of modern wall and base units providing work top and storage space, sink unit, walk-in pantry, cooker point, picture window to front.

Dining Room: 9' 11" x 7' 7" (3.02m x 2.31m), Window and door to rear garden, inner passage with door to-



Downstairs Cloakroom: Low level W.C., sink, shower cubicle, window.

Garage: Utility area with a sink, plumbing for washing machine, opening to garage with power and light, electric door.

From Hallway, stairs lead to -

First Floor Landing: Access to loft, airing cupboard.



Bedroom One: 15' 0" x 11' 0" (4.57m x 3.35m),
This room is currently being used as a second lounge, taking advantage of the spectacular views in all seasons through a picture window.

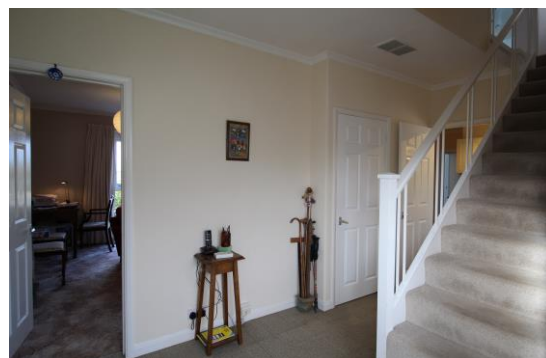
Bedroom Two: 11' 0" x 10' 0" (3.35m x 3.05m),
Again, window with amazing view.

Bedroom Three: 11' 11" x 9' 0" (3.63m x 2.74m), Window to front, over-stairs cupboard.

Shower Room: Shower cubicle, sink, low level W.C., window with obscure glass.

Outside: To the front of the property a driveway provides off road parking, this leads to the garage. There is access to either side of the property to the rear garden - patio area then mainly laid to lawn with an ornamental fish pond. There is plenty of seasonal planting and flower borders, a brick built shed with power & lighting and electric door to the lane behind. The garden is made private with fence and hedge boundaries and has a lovely outlook across the rooftops to the forest beyond

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

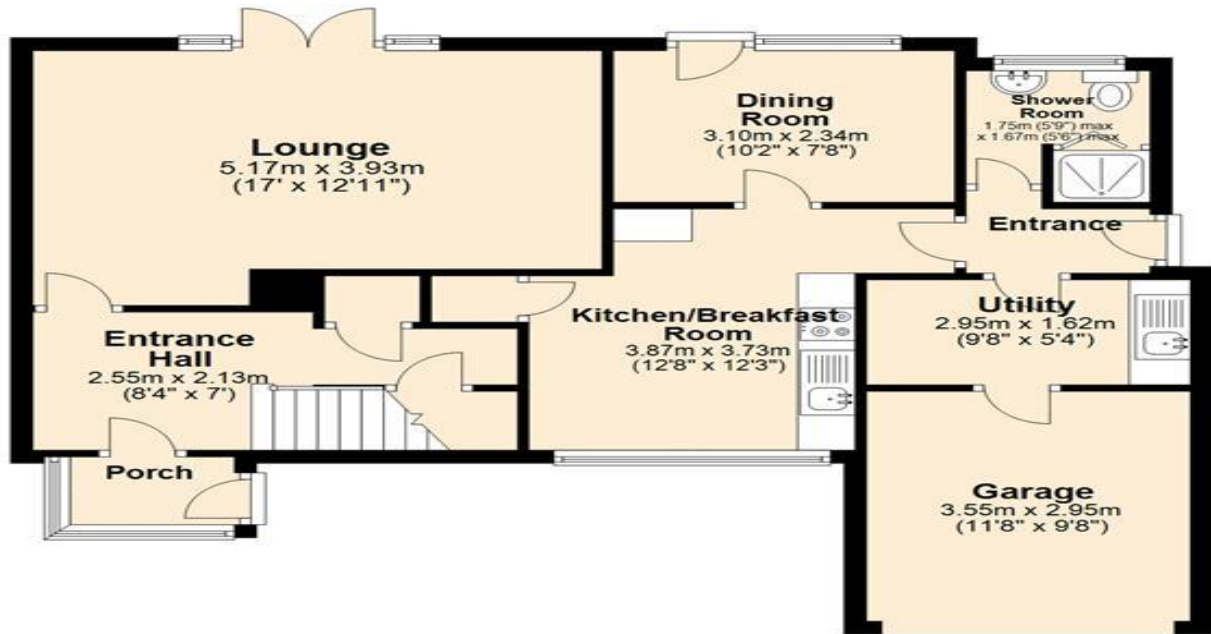


DIRECTIONS: From our Cinderford office, proceed up the High Street going up and over Belle Vue Road. Turn right at the top into Abbotts road and at the end turn right. Proceed down St Whites Road taking the second turning on the right into Westerley Close. Turn left (effectively going clockwise) and the property can be found on the left hand side.

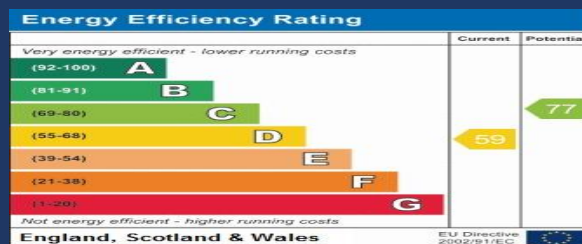
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

Ground Floor

Approx. 72.5 sq. metres (780.5 sq. feet)



Total area: approx. 124.2 sq. metres (1336.6 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982