



FREEHOLD

**Offers in the Region Of
£189,995**



**59 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2AA**

- TWO BEDROOMS
- KITCHEN
- OFFICE
- POTENTIAL LOFT CONVERSION
- CELLARS
- LARGE LIVING ROOM
- SHOWER ROOM
- BATHROOM
- GAS CENTRAL HEATING
- GARDENS

www.kjtresidential.co.uk

59 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2AA

A SPACIOUS TWO BEDROOM - POTENTIALLY THREE BEDROOM END TERRACE PERIOD HOME WITH LARGE GARDENS, POTENTIAL FOR OFF ROAD PARKING.

The property is situated within this popular residential road within walking distance of the thriving market town of Cinderford. 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.

Entrance door to -

Hall:

Shower Room: Shower cubicle, W.C., wash hand basin, tiling to walls, window, towel rail radiator.

Kitchen: 10' 0" x 8' 7" (3.05m x 2.61m), Fitted at wall and base level, sink unit, oven & hob with hood over, tiled splash-backs, window and door to rear.



Living Room: 21' 9" x 14' 3" (6.62m x 4.34m), Window and door to front, radiators, access to -

Office: Window, gas boiler for central heating and domestic hot water, radiator.

Office 2: Window, radiator.

First floor stairs to -



Landing:

Bedroom One: 14' 4" x 10' 8" (4.37m x 3.25m),
Window, radiator.

Bedroom Two: 8' 5" x 9' 0" (2.56m x 2.74m),
Window, radiator.

Bathroom: Panelled bath, over-bath shower and screen, W.C., sink unit, tiling to wall, extractor.

From the Landing there is access to a large partially converted loft (14' 0" x 10' 0" (4.26m x 3.05m))

Outside: To the front is a gravelled area with side pedestrian access to good sized rear garden with gravelled patio area, lawned area and herbaceous borders. Accessed from outside is a large cellar area being approximately the same size as the lounge and has access internally (currently boarded).

Agent's Note: There is pedestrian access for number 57.

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.

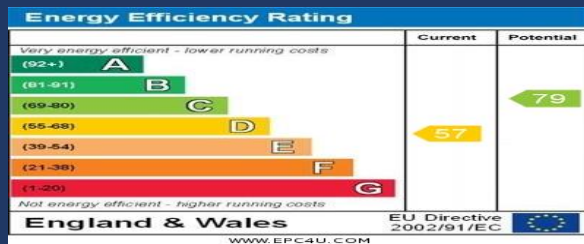
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GROUND FLOOR



1ST FLOOR



PASSIONATE
ABOUT
Property
SINCE 1982