



**EYEBRIGHT, BUCKSHAFT ROAD, CINDERFORD,  
GLOUCESTERSHIRE, GL14 3DS**

- THREE BEDROOMS
- KITCHEN
- CLOAKROOM
- DOUBLE GLAZING
- GARDEN
- LIVING ROOM
- BATHROOM
- GAS CENTRAL HEATING
- TWO PARKING SPACES
- VIEWS TO REAR ELEVATIONS

# EYEBRIGHT, BUCKSHAFT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3DS

## A MODERN THREE BEDROOM SPLIT LEVEL HOUSE SITUATED ON THE OUTSKIRTS OF THE TOWN OF CINDERFORD WITH FAR REACHING VIEWS TO REAR ELEVATIONS.

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.

To the front of the property there is a Store/Bin Shed. Front door with glass inset to -

**Hallway:** Radiator, storage cupboard housing gas combi-boiler providing central heating and domestic hot water.

**Bedroom Three: 10' 9" x 8' 9" (3.27m x 2.66m),**  
Window to front, radiator, built-in wardrobe.

**Bedroom Two: 10' 3" x 10' 10" (3.12m x 3.30m),**  
Window to rear with far reaching views over the Forest, radiator, built-in wardrobes.



**Bathroom:** Three piece suite in white comprising panelled bath with shower over, low level W.C., wash hand basin, radiator, window, tiled splashbacks.

Stairs to -

**Upstairs Master Bedroom: 17' 8" x 10' 10" (5.38m x 3.30m),** Windows to two aspects, radiator.

From the Ground Floor, stairs down to -



**Inner Lobby:** Off which is the -

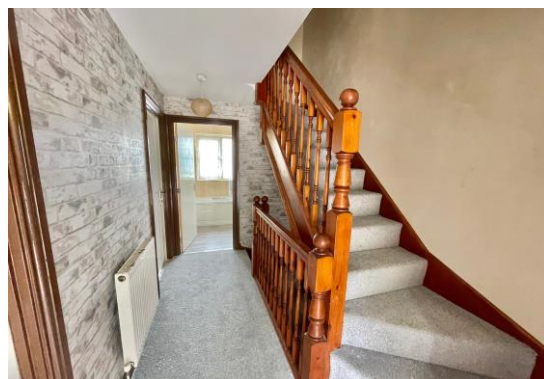
**Living Room:** 17' 2" x 12' 2" (5.23m x 3.71m), Window and patio door to garden, radiator, T.V. point.

**Kitchen:** 10' 7" x 9' 0" (3.22m x 2.74m), With range of matching wall and base units providing worktop and storage space, sink unit, fitted cooker with gas hob and extractor over, plumbing for automatic washing machine, tiled splashbacks, window, radiator.

**Downstairs Cloakroom:** , With low level W.C., wash hand basin, radiator.

**Outside:** Garage and parking space en-bloc. Gardens to rear having patio area, lawn, fenced boundaries and borders.

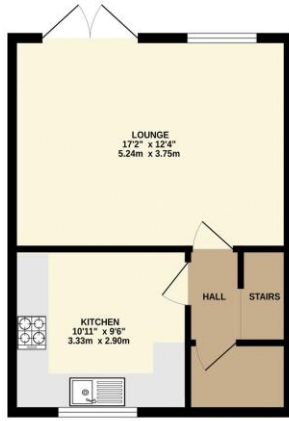
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



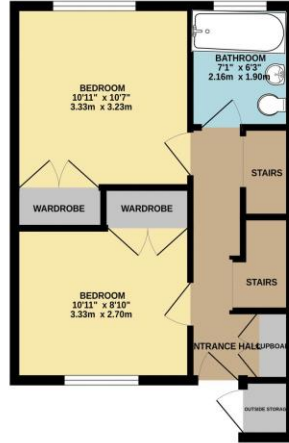
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

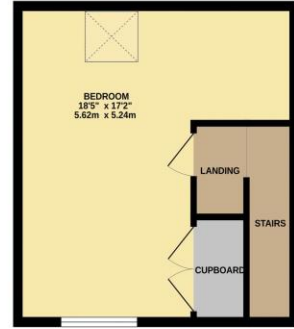
GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.6 sq.m.) approx.

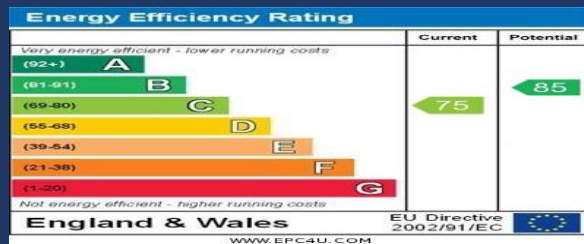


TOP FLOOR  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.0 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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