



**FREEHOLD**

**£299,950**



**42 CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE,  
GL14 2EA**

- THREE BEDROOMS
- TWO FURTHER RECEPTION ROOMS
- BATHROOM
- GARAGE & OFF ROAD PARKING
- CHARACTER FEATURES
- LIVING ROOM
- KITCHEN
- LOVELY GARDENS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FLAGSTONE FLOORS & BEAMED CEILINGS

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## 42 CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2EA

A 'HIDDEN GEM' WITH THIS THREE BEDROOMED DETACHED COTTAGE WHICH HAS BEEN ENHANCED BY OUR VENDORS AND WITH DELIGHTFUL GARDENS, GOOD VIEWS, TWO RECEPTION ROOMS, SUPERBLY PRESENTED IN A MOST CHARMING WAY.

The market town 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 approximately 14 miles away and surrounding areas.

A wider range of facilities are 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.

Glazed front door to -

**Entrance Porch: 16' 0" x 6' 0" (4.87m x 1.83m)**, Window to front, door to garage and stable door to rear garden. Wooden latch and brace stable door through to -

**Living Room: 22' 10" x 10' 9" (6.95m x 3.27m)**, French doors to front garden, step down to further area with flagstone flooring and beamed ceiling, corner wood burning stove with raised hearth, radiator, window to side. Opening through to Dining room and further opening to -

**Kitchen: 24' 5" x 6' 6" (7.44m x 1.98m)**, Range of hand made units to include plate racks, shelving units with storage space, 1 ½ bowl ceramic sink unit, wooden painted tongue and grooved splashbacks and solid wood worktop, tongue and grooved painted storage cupboard housing gas boiler and shelving, range cooker with double electric oven with five ring gas hob with tiled wall behind, tiled floor, windows to side and rear. Opening through to -



**Office/Study: 11' 11" x 8' 0" (3.63m x 2.44m)**, (including staircase). Stairs off, flagstone flooring, beamed ceiling, radiator. Opening through to Lounge and to -

**Snug: 12' 1" x 11' 4" (3.68m x 3.45m)**, Stone fireplace with inset wood burning stove and raised hearth, double glazed window to front, radiator, flagstone floor.

Stairs to -

**Landing:** Exposed wooden floorboards. Step up to Bedrooms and Bathroom.



**Bedroom One: 12' 3" x 11' 4" (3.73m x 3.45m),**  
Double glazed window to front with views,  
radiator, floorboards.

**Bedroom Two: 12' 1" x 10' 9" (3.68m x 3.27m),**  
Double glazed window to front with views,  
radiator, floorboards.

**Bedroom Three: 10' 9" x 10' 0" (3.27m x 3.05m),**  
Double glazed window to side,  
radiator, floorboards.

**Bathroom:** Three piece suite in white  
comprising panelled bath with shower  
attachment, low level W.C., wash hand  
basin, tiled walls, radiator, airing cupboard,  
double glazed roof window.

**Outside:** Double wooden gates into off road  
parking area, access to side gardens and to  
garage being 20' x 12'4 with double opening  
doors, power and lighting. Gardens to side  
and rear of property being laid to lawn with  
herbaceous borders, decked seating area.  
Outside tap into Belfast sink, delightful garden  
with lawn, herbaceous borders, vegetable  
plot with raised beds, wood stores, potting  
shed, greenhouse, summer house, gravel  
path with patio areas.



**DIRECTIONS – From our Cinderford Office proceed down into Commercial Street which in turn becomes Church Road. Proceed along Church Road and the property can be found on the left hand side at the top of a driveway opposite numbers 31 - 33.**

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.



**PASSIONATE**  
**ABOUT**  
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**SINCE 1982**