



FREEHOLD

£125,000



42 COMMERCIAL STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2RW

- TWO BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- PLEASANT OUTLOOK
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- GARDENS
- CONVENIENT LOCATION
- IN NEED OF SOME UPDATING

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A TWO BEDROOMED MID-TERRACE COTTAGE IN NEED OF SOME UPDATING BUT OFFERING EXCELLENT VALUE FOR MONEY IN TODAY'S MARKET.

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.

Front door to -

Porch: Of half glazed construction, door to -

Living Room: 13' 0" x 12' 0" (3.96m x 3.65m), Window to front with view, radiator, fireplace.

Dining Room: 11' 6" x 9' 3" (max.) (3.50m x 2.82m), Window to rear, radiator.



Kitchen: 7' 8" x 5' 3" (2.34m x 1.60m), Fitted at wall and base level, sink unit, skylight, door to rear porch.

Bathroom: Three piece suite, tiled splash-backs, radiator.

Rear Porch: Door to garden.

Stairs to -



First Floor Landing: Access to loft 11' 6" x 7' 0" (3.50m x 2.13m).

Bedroom One: 12' 10" x 12' 6" (3.91m x 3.81m), Window with views, radiator.

Bedroom Two: 11' 9" x 9' 6" (3.58m x 2.89m), Window, cupboard housing gas boiler for central heating and domestic hot water.

Outside: To the front is a parking bay. The rear has steps leading to gardens with three sheds, pond and further garden area.

Agent's Note: There is a pedestrian right of way serving the row of cottages that runs along the rear of the property.

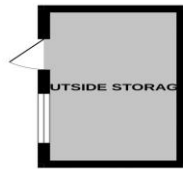
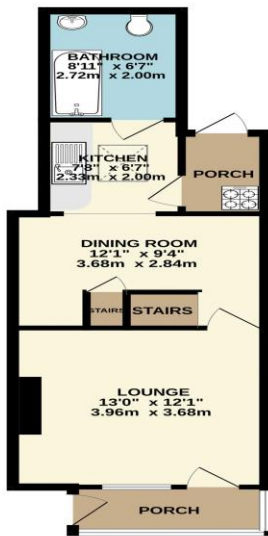
Services: All main services connected to the property. The heating system and services where applicable have not been tested



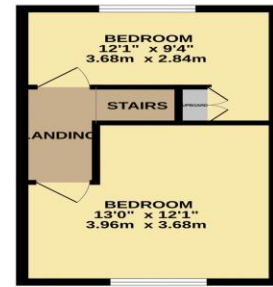
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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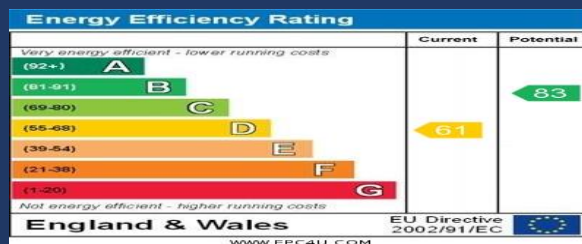
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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 or omission in the diagrams. 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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PASSIONATE
ABOUT
Property
SINCE 1982