



**FREEHOLD**

**£115,000**



**5 COLLEGE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14  
2JX**

- TWO BEDROOMS
- GOOD SIZED GARDENS
- POTENTIAL FOR OFF ROAD PARKING
- TWO RECEPTION ROOMS
- RANGE OF OUTBUILDINGS
- IN NEED OF COMPLETE MODERNISATION

[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)

**A TWO BEDROOMED SEMI-DETACHED COTTAGE REQUIRING COMPLETE UPDATING AND MODERNISATION BUT WITH GREAT POTENTIAL FOR EXTENSION AND DEVELOPMENT.**

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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 Porch.

**Lounge: 11' 8" x 10' 0" (3.55m x 3.05m),**  
Fireplace, window.

**Dining Room: 11' 0" x 8' 8" (3.35m x 2.64m),**  
Window.

**Lobby Area:** Shower room and stairs off.

**Side Porch:** Doors to front and rear.

**Kitchen: 13' 6" x 7' 8" (4.11m x 2.34m),**  
Sink unit, window to side.

**Bathroom:** Three piece suite.

**Store Room: 7' 0" x 5' 0" (2.13m x 1.52m),**

**First Floor Landing:**

**Bedroom Two: 12' 0" x 9' 6" (3.65m x 2.89m),**  
Window, access to -

**Bedroom One: 12' 0" x 11' 3" (3.65m x 3.43m),**  
Window.

**Outside:** Gardens to front, side and rear, attached outbuilding, potential for extension and off road parking subject to the necessary planning consents.

**Services:** Mains water, electricity and drainage are 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**



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

