



FREEHOLD

£199,950



**36 COLLIERS FIELD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2SW**

- THREE BEDROOMS
- KITCHEN
- CONSERVATORY
- DOUBLE GLAZING
- PARKING
- LIVING ROOM
- RE-FITTED BATHROOM & CLOAKROOM
- GAS CENTRAL HEATING
- GARDENS

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AN IMMACULATELY PRESENTED THREE BEDROOM END-TERRACED HOUSE. IDEAL 2ND STEP HOME OR INVESTMENT.

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: Radiator, off this is a -

Cloakroom: Closed box W.C. and vanity wash hand basin, radiator, window.

Kitchen: 9' 10" x 9' 4" (2.99m x 2.84m), Fitted at wall and base level providing ample worktop and storage space, fitted gas hob and oven with hood over, radiator, plumbing for automatic washing machine, tiled splashbacks. Gas boiler for central heating and domestic hot water, window to front.



Living Room: 16' 4" x 14' 4" (4.97m x 4.37m), Two radiators, window to rear, under-stairs storage cupboard, French doors to -

Conservatory: 12' 6" x 7' 4" (3.81m x 2.23m), 3/4 glazed with electric panel radiator, French door to garden.

First floor Stairs to -

Landing: Loft access, airing cupboard, radiator, smoke detector.



Bedroom One: 13' 0" x 9' 0" (3.96m x 2.74m),
Window to rear, radiator, fitted wardrobes.

Bedroom Two: 9' 11" x 9' 0" (3.02m x 2.74m),
Window to front, radiator, fitted wardrobe.

Bedroom Three: 7' 5" x 7' 0" (2.26m x 2.13m),
Window to rear, radiator.

Bathroom: Three piece suite re-fitted with closed box W.C., vanity wash hand basin, over-bath shower, window to front, radiator, mirror, tiling to floor and walls.

Outside: Gardens to front having lawned area and herbaceous borders. Rear garden having patio area and steps leading to lawned area and raised beds. Parking spaces en-bloc.

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



Directions: From our Cinderford Office proceed down the High Street taking your first turning left into Wesley Road. Follow this road down until you get to Station Street turning right and follow this road down for approx 200 yds until you get to the turning to Colliers Field on your left hand side. Drive into Colliers Field and proceed straight ahead and the property is the last property on your left.

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
Property
SINCE 1982