



FREEHOLD

£235,000



**61 WOODSIDE AVENUE, CINDERFORD, GLOUCESTERSHIRE,
GL14 2DR**

- THREE BEDROOMS
- GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING
- TWO RECEPTIONS
- GARDENS
- VIEWS

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61 WOODSIDE AVENUE, CINDERFORD, GLOUCESTERSHIRE, GL14 2DR

A 1950'S THREE BEDROOMED SEMI-DETACHED HOUSE IN A VERY POPULAR AREA WITH WEST FACING GARDENS AND PLEASANT FAR REACHING VIEWS. REQUIRING SOME UPDATING AND MODERNISATION, THE PROPERTY IS READY TO BE TURNED INTO A LOVELY FAMILY HOME.

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: Door to -

Hall: Under-stairs storage cupboard, radiator.

Lounge: 14' 0" x 11' 6" (4.26m x 3.50m), Large bay window to front, radiator, fireplace.



Dining Room: 11' 6" x 8' 6" (3.50m x 2.59m), Window to rear, radiator.

Kitchen: 9' 7" x 7' 8" max. (2.92m x 2.34m), Sink unit, wall and base units, larder, radiator, window to side, door to -



Rear Porch: Door to outside.

Landing: Built-in cupboard.

Bedroom One: 11' 6" x 11' 6" (3.50m x 3.50m),
Bay window to front, fitted wardrobes,
radiator.

Bedroom Two: 9' 5" x 8' 3" (2.87m x 2.51m),
Window to rear, radiator, with views to the
Sugar Loaf Mountains.

Bedroom Three: 10' 3" x 6' 3" (3.12m x 1.90m),
Window to rear with views, radiator.

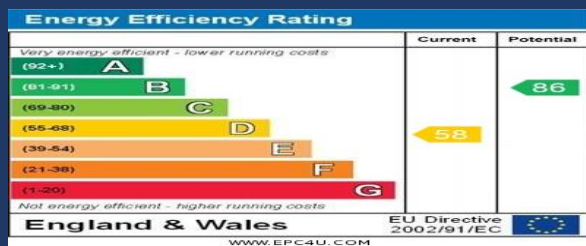
Outside: Gardens to front and rear with
lawned areas, drive to garage with parking,
herbaceous borders to front, rear garden is
west facing and has a greenhouse.

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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