



£140,000



**3A HILLBERRY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2JD**

- TWO BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- POPULAR PARK
- VIEWS
- 'L' SHAPED LOUNGE
- BATHROOM
- DOUBLE GLAZING
- CLOSE TO WOODLAND WALKS

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3A HILLBERRY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2JD

A WELL MAINTAINED AND APPOINTED TWO BEDROOM PARK HOME ON A POPULAR PARK IN AN ELEVATED POSITION WITH FOREST VIEWS.

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 -

Kitchen: 10' 0" x 9' 5" (3.05m x 2.87m), Fitted at wall and base level providing worktop and storage space, built in oven with gas hob, sink unit, tiled splash-backs, radiator, built in cupboard with radiator, plumbing for automatic washing machine, door to side, window to side with views.

Lounge/Dining Room: 20' 0" x 16' 6" x 9' 8" (2.94m x 5.03m x 2.94m), Windows to front with fine views, windows to side, patio door to side, radiators, feature electric fireplace with pebble effect.

Inner Hall: Of which is -



Bedroom One: 11' 0" x 9' 5" (3.35m x 2.87m), Radiator, window to rear, built in wardrobes, top box storage, bedside cabinets, dressing unit with fitted mirror.

Bedroom Two: 10' 0" x 8' 0" (3.05m x 2.44m), Radiator, window to rear, built in wardrobes, top box storage, bedside cabinets.

Bathroom: Comprising bath with shower over with screen, sink unit, w.c., tiling to walls, radiator, window to side.

Outside: Patio area taking advantage of the south westerly aspects and easy maintained gravelled areas.



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

Agents Note: Purchasers to be vetted by the Site Manager. Purchasers to be 50 years of age or over.



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
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