



FREEHOLD

£165,000



64 YORK ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2RJ

- TWO BEDROOMS
- RECENTLY FITTED KITCHEN/DINING ROOM
- DOUBLE GLAZING
- GARDENS
- LIVING ROOM
- BATHROOM
- OIL FIRED CENTRAL HEATING
- SUPERB VIEWS TO FRONT ELEVATION

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ALWAYS POPULAR - THIS MODERN TWO BEDROOM SPACIOUS END-TERRACED HOUSE

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.

ACCOMMODATION (measurements approx):

Entrance door to -

Hall: Tiled floor, radiator, under stairs storage cupboard.

Lounge: 12' 0" x 11' 0" (3.65m x 3.35m), Window to front elevation with views, radiator.

Kitchen/Dining Room: 17' 0" x 10' 0" (5.18m x 3.05m), Which has recently been fitted with attractive wall and base level units, fashionable tiled splash backs, fitted French sink, oven and hob with hood over, built-in cupboards, radiator. Door and window to rear elevation.



First Floor Landing: Radiator, airing cupboard, loft access.

Bedroom 1: 14' 0" x 9' 6" (4.26m x 2.89m), Window to front elevation with views, radiator, storage recess.

Bedroom 2: 12' 3" x 8' 9" (3.73m x 2.66m), Window to rear elevation, radiator.

Bathroom : Three piece suite, tiling to walls, over-bath shower, towel rail/radiator, window.



Outside: To front of property the gardens laid to grass. Side pedestrian access leads to rear with patio area, lawned area, garden shed and outhouse. Oil storage tank.

Services: Mains water, electricity and drainage connected to the property. Oil central fired central heating. The heating system and services where applicable have not been tested.

Outgoings: Council Tax Band A.

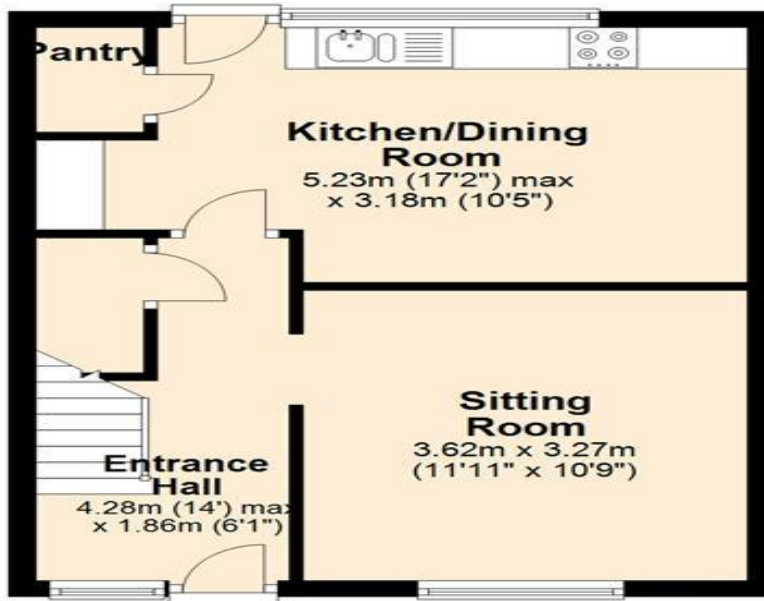


From our Cinderford office proceed up the High Street to the mini roundabout. turn left then take your next left into Meadow Road then first right and then second right and the property can be found on the right hand side.

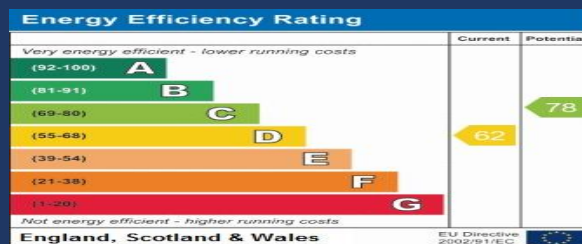
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982