



FREEHOLD

£175,000



**50 CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2EA**

- TWO BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE
- LIVING ROOM
- BATHROOM
- GARDEN
- IDEAL FIRST TIME BUY/INVESTMENT

www.kjtresidential.co.uk

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A TWO BEDROOMED SEMI-DETACHED COTTAGE, IDEAL AS A FIRST TIME BUY 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.

Front door to porch with door.

Living Room: 22' 0" x 11' 8" (6.70m x 3.55m),
Windows to front and side, radiators.

Kitchen: 11' 3" x 9' 6" (3.43m x 2.89m), Wall and base level units, tiled splash-backs, tiled floor, radiator, Belfast sink, window and door to rear.



First Floor:

Bedroom One: 11' 10" x 11' 6" (3.60m x 3.50m), Window, radiator, built-in wardrobes.

Bedroom Two: 10' 0" x 9' 0" (3.05m x 2.74m), Built-in cupboard with gas boiler, window to rear, radiator.

Bathroom: Three piece suite, tiling to walls, radiator.

Outside: Side pedestrian access with steps to lawned area.



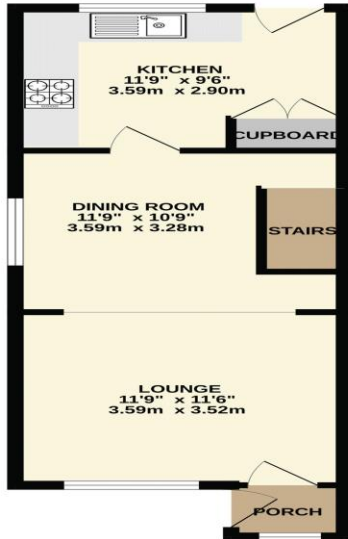
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



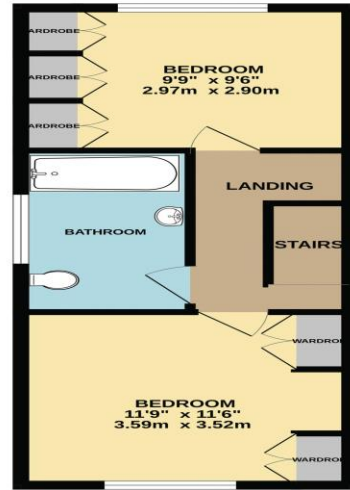
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.

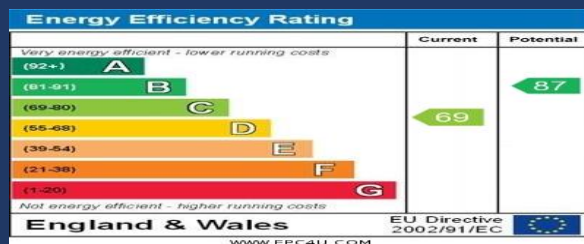


1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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ABOUT
Property
SINCE 1982