



**FREEHOLD**

**£185,000**



**9 LISTERS PLACE, CINDERFORD, GLOUCESTERSHIRE, GL14 2LA**

- TWO BEDROOMS
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARDENS
- LIVING ROOM
- BATHROOM
- CONSERVATORY
- SECURITY ALARM
- GARAGE & OFF ROAD PARKING

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# 9 LISTERS PLACE, CINDERFORD, GLOUCESTERSHIRE, GL14 2LA

## A MODERN COTTAGE STYLE HOUSE SITUATED IN THE POPULAR VILLAGE STYLE DEVELOPMENT OF COLLIERS FIELD

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 -

**Hall:** Radiator.

**Downstairs Cloakroom:** Comprising two piece suite, radiator, window, tiled splash-backs.

**Living Room: 13' 0" x 12' 3" (3.96m x 3.73m),** Two radiators, window, T.V. point, door through to -



**Conservatory: 10' 0" x 10' 0" (3.05m x 3.05m),** Of 3/4 glazed construction, French doors to garden.

**Kitchen: 11' 3" x 6' 3" (3.43m x 1.90m),** Fitted at wall and base level providing worktop and storage space, sink unit, plumbing for automatic washing machine, fitted oven, hob and hood, radiator, window to front, tiled splash-backs.

First floor stairs to -

**Landing:**



**Bedroom One: 12' 9" x 11' 3" (3.88m x 3.43m),**  
Two windows to front, radiator, double wardrobes, built-in cupboard.

**Bedroom Two: 11' 3" x 6' 5" (3.43m x 1.95m),**  
Window to rear, radiator.

**Bathroom:** Comprising three piece suite, tiling to walls, over-bath shower, window, shaver socket and light, radiator, spotlights, extractor.

**Outside:** There is a fenced garden area to the front elevation, the rear has easily t maintain gravelled gardens. There is a garage en-bloc nearby and parking space in front of garage.

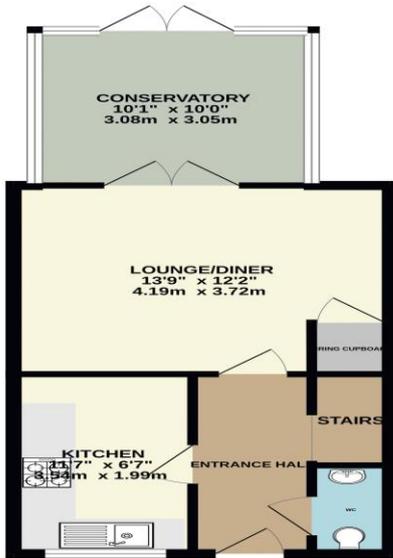
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



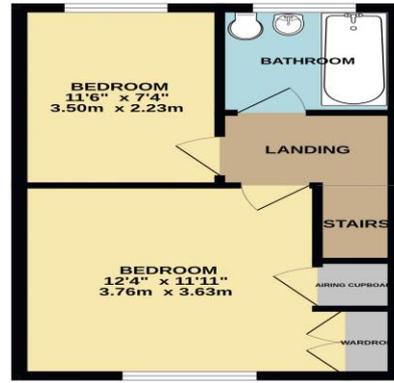
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.

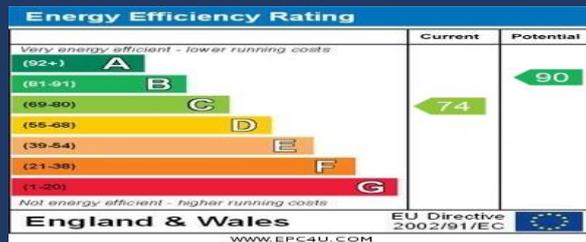


1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ABOUT  
*Property*  
SINCE 1982