



**FREEHOLD**

**£399,999**



**34 DOCKHAM ROAD, CINDERFORD, GLOUCESTERSHIRE,  
GL14 2AQ**

- THREE DOUBLE BEDROOMS
- SLATE FLOORING DOWNSTAIRS
- LARGE RECEPTION HALL
- UTILITY ROOM
- LOVELY GARDENS
- DETACHED
- KITCHEN
- TWO RECEPTION ROOMS
- LUXURY BATHROOM
- DOUBLE GARAGE WITH PLANNING - (P1680/21/OUT)

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## 34 DOCKHAM ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2AQ

### A BEAUTIFULLY AND IMAGINATIVELY PRESENTED THREE BEDROOMED COTTAGE HAVING MANY NOTABLE FEATURES TO INCLUDE LARGE GARDEN ROOM, DOUBLE GARAGE BLOCK WITH PLANNING CONSENT, SLATE TILED FLOORS TO GROUND FLOOR, PRIVATE GARDENS.

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:** Open tread staircase with wrought iron balustrade, beamed ceiling.

**Dining Room:** 15' 11" x 10' 9" (4.85m x 3.27m), Feature fireplace with cream enamel wood-burning stove, radiator, window to front, slate tiled floor, beamed ceiling, radiator.

**Garden Room:** 19' 2" x 11' 11" (5.84m x 3.63m), French doors to front garden and side, picture windows, radiator, skylights.



**Kitchen:** 20' 11" x 6' 8" (6.37m x 2.03m), Fitted at base level with granite worktops, fitted oven and hob with hood, windows to rear, cupboard, beamed ceiling, radiator.

**Utility Room:** 8' 1" x 6' 8" (2.46m x 2.03m), Gas boiler for central heating and domestic hot water, windows to side and rear, plumbing for automatic washing machine.

**Bedroom One:** 15' 11" x 10' 9" (4.85m x 3.27m), Windows to front, beamed ceiling, radiator, ledge & brace door.

**Bedroom Two:** 13' 0" x 6' 8" (3.96m x 2.03m), Window to side, beamed ceiling, radiator, ledge & brace door.



**Bedroom Three: 12' 5" x 6' 8" (3.78m x 2.03m),**  
Windows to side and rear, radiator, beamed ceiling, ledge & brace door.

**Bathroom:** Wood floor, slate tiles, bath, over bath shower, window to front, beamed ceiling, sink unit, W.C.

**Garden:** Attractive garden with covered seating area, lawn, raised patio with pergola and water feature, gravelled pathways and herbaceous borders, drive and parking to double garage with planning permission for detached two bedroom dwelling and parking for both properties (P1680/21/OUT).

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

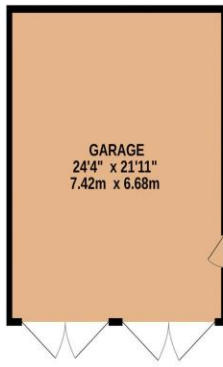


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

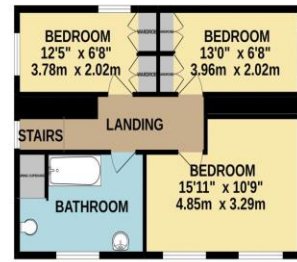
**01594 823033**



GROUND FLOOR  
1294 sq.ft. (120.2 sq.m.) approx.

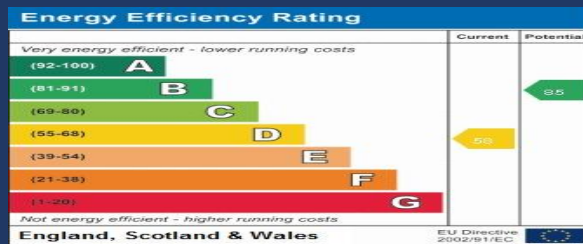


1ST FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1825 sq.ft. (169.6 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 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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