



FREEHOLD

£280,000



WOODTOPS, LAMB LANE, CINDERFORD, GLOUCESTERSHIRE, GL14 2RN

- DETACHED MODERN BUNGALOW
- LARGE LOUNGE
- UTILITY ROOM
- SEPARATE W.C.
- GAS FIRED CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH BREAKFAST AREA
- FAMILY BATHROOM
- INTEGRAL GARAGE, GARDENS & PARKING

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A WELL PRESENTED TWO DOUBLE BEDROOM BUNGALOW WITH AMPLE PARKING AND LOVELY VIEW FROM THE GARDEN. THE PROPERTY IS A SHORT WALK FROM THE TOWN CENTRE.

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.

Double glazed door with glass motif inserts to -
Entrance Hall: Wood effect floor, radiator, airing cupboard housing 'Glow Worm' gas boiler providing central heating & domestic hot water, there is also shelving in here and a radiator.

Lounge: 16' 11" x 13' 2" (5.15m x 4.01m), French doors to rear patio, windows to side with lovely outlook over the rooftops and beyond, electric fire in a marble effect fireplace with wooden surround, side lights, two radiators.

Kitchen/Breakfast Room: 16' 7" x 9' 8" (5.05m x 2.94m), Oak fronted wall and base units providing ample worktop and storage space, one and a half bowl sink unit, fitted electric oven with gas hob and extractor over, corner display shelving and two glass fronted units for display, tiled splash-backs, radiator, two radiators.



Door to -

Utility Room: Modern wall and base units, one and a half bowl sink unit with mixer tap, tiled splash-backs, radiator, wood effect floor, leading through to -

W.C.: With sink, radiator and window.

Off entrance hall -



Bedroom One: 11' 6" x 10' 9" (3.50m x 3.27m),
Window to front, radiator.

Bedroom Two: 13' 2" x 9' 2" (4.01m x 2.79m),
Window to rear, radiator.

Family Bathroom: Four piece suite comprising shower cubicle with fitted shower, low level W.C., wash hand basin, panelled bath, extractor, radiator, window.

From the Utility Room, integral door to -

Garage: 17' 5" x 8' 2" (5.30m x 2.49m), Up and over door, power & light. To the rear, double glazed double doors lead to the rear patio.

Outside: Five bar gates at the front lead to a driveway providing off road parking which in turn leads to the garage. The gardens are level and paved for easy maintenance, there is a further area that is lawned. There is a lovely outlook over the rooftops and beyond.

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



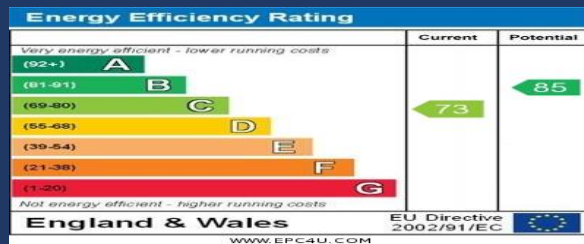
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 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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PASSIONATE
ABOUT
Property
SINCE 1982