



FREEHOLD

Guide Price £160,000



**20 LATIMER ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2RF**

- TWO/POTENTIALLY THREE BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- GARDENS
- VIEWS TO FRONT ELEVATION
- LARGE LIVING ROOM
- POTENTIAL FOR CONVERSION OF FRONT BEDROOM TO TWO
- DOUBLE GLAZING
- PARKING EN-BLOC
- CLOSE TO LOCAL SCHOOL

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A SPACIOUS TWO BEDROOM/POTENTIALLY THREE END TERRACED 1970'S BUILT HOUSE, WHICH IS CURRENTLY LET ON A SHORTHOLD TENANCY BASIS CIRCA- £600 PCM

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):

Front door to -

Lounge: 12' 0" x 10' 10" (3.65m x 3.30m),
Radiator, picture window to front.

Kitchen/Dining Room: 15' 0" x 10' 5" (4.57m x 3.17m) Fitted at wall and base level providing ample worktop and storage space, sink unit, plumbing for automatic washing machine, gas boiler for central heating and domestic hot water, built-in cupboards, window to rear. Door through to -

Rear Porch: Door to outside.



First Floor Landing: Airing cupboard.
Off which is -

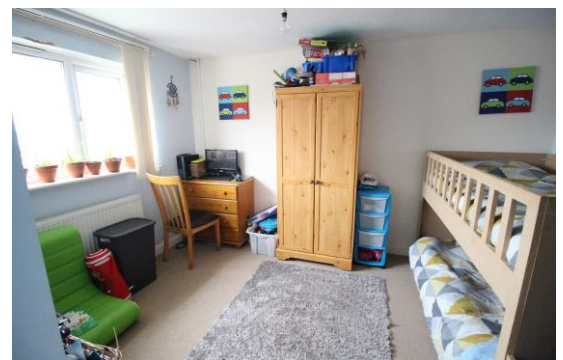
Bathroom: Three piece suite, window to rear, tiled splashbacks, radiator, over-bath shower.

Bedroom 1: 14' 4" x 9' 8" (4.37m x 2.94m), Radiator, built-in cupboard, window to front elevation. Agents Note: In other properties of similar type this room has been split into two bedrooms and this could be done (subject to necessary consents).

Bedroom 2: 12' 7" x 9' 0" (3.83m x 2.74m), Window to rear with views, radiator.



Outside: Large corner plot gardens with outhouse. Potential for extension or additional dwelling (subject to necessary consents)

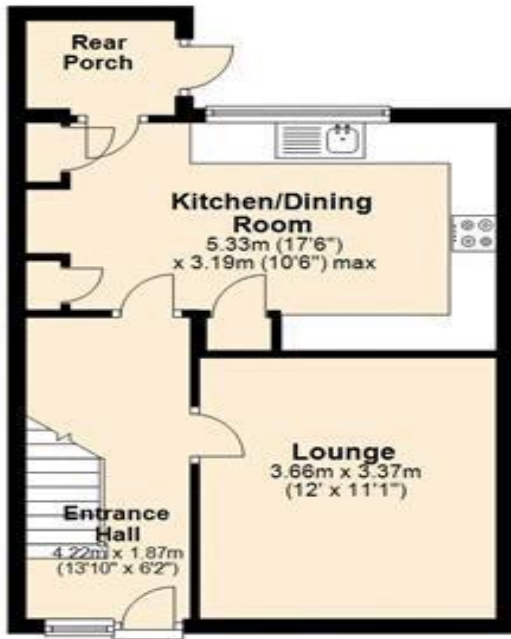


FROM CINDERFORD TOWN CENTRE TAKE THE ROAD KNOWN AS BELLE VUE ROAD TO THE TOP OF THE HILL AND AT THE CROSSROADS TURN LEFT INTO LITTLEDEAN HILL ROAD. FOLLOW THIS ROAD ALONG FOR APPROXIMATELY ¼ MILE TAKING YOUR THIRD TURNING ON YOUR LEFT INTO LATIMER ROAD, WHERE THE PROPERTY CAN BE FOUND ABOUT 50 YARDS ALONG ON YOUR 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.

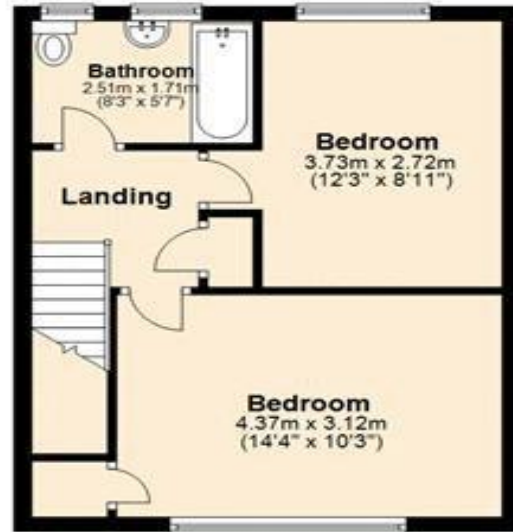
Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)

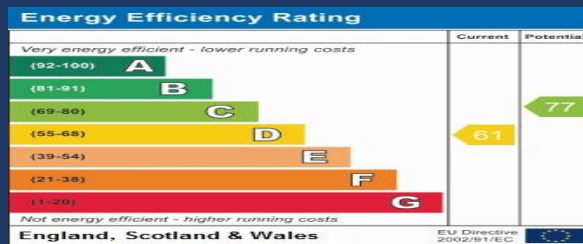


First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 76.6 sq. metres (824.0 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982