



FREEHOLD

£239,950



**22 WOODLANDS REACH, CINDERFORD, GLOUCESTERSHIRE,
GL14 2EN**

- THREE BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- GARAGE
- SITUATED IN A POPULAR CUL-DE-SAC LOCATION
- LOUNGE
- KITCHEN/DINING ROOM
- DOUBLE GLAZING
- OFF ROAD PARKING

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22 WOODLANDS REACH, CINDERFORD, GLOUCESTERSHIRE, GL14 2EN

A WELL MAINTAINED THREE BEDROOM DETACHED HOUSE WITH GARDENS, GARAGE AND OFF ROAD PARKING.

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.

Cloakroom: Comprising a two piece suite, radiator, tiled splash-backs, window, extractor.

Lounge: 14' 10" x 14' 8" (4.52m x 4.47m), Display fireplace, radiator, window to front.



Kitchen/Dining Room: 14' 8" x 10' 0" (4.47m x 3.05m), Fitted at wall and base level providing worktop and storage space, fitted oven with gas hob and hood, peninsular unit, tiled splash-backs, gas boiler for domestic hot water and central heating, plumbing for automatic washing machine, under-stairs storage cupboard, sink unit, window to rear, patio doors to -

Conservatory: 12' 4" x 9' 7" (3.76m x 2.92m), Of glazed construction, laminate floor, patio doors to garden.

First Floor

Stairs to Landing: Airing cupboard, window, loft access.



Bedroom One: 12' 0" x 8' 0" (3.65m x 2.44m),
Built-in double wardrobes, radiator, window.

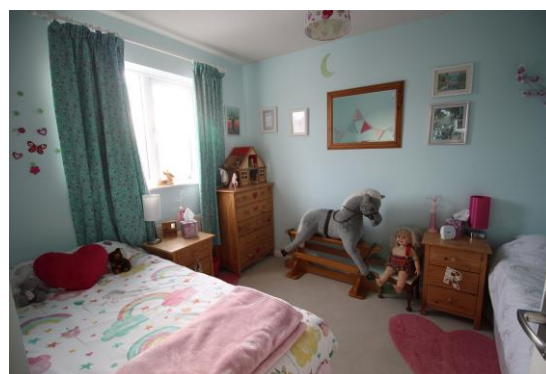
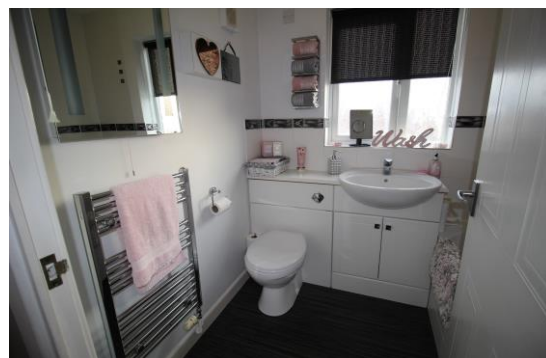
Bedroom Two: 11' 4" x 8' 0" (3.45m x 2.44m),
Window to rear, radiator.

Bedroom Three: 8' 4" x 6' 7" (2.54m x 2.01m),
Window, radiator, built-in cupboard.

Bathroom: Comprising three piece suite, closed flush W.C., wash hand basin, bath with over-bath shower, tiling to walls.

Outside: A feature of the property are the gardens - there is a driveway leading to an attached single garage with power and light. A pathway and gravelled area with herbaceous borders lead to the house itself. Side pedestrian access leads to the rear garden which is a level plot with patio area, lawns and herbaceous borders.

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

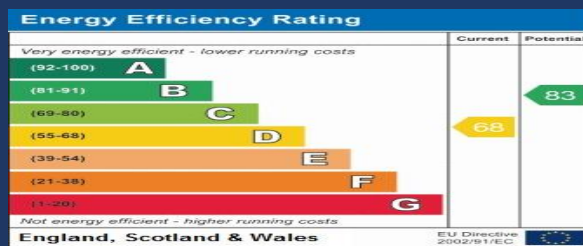
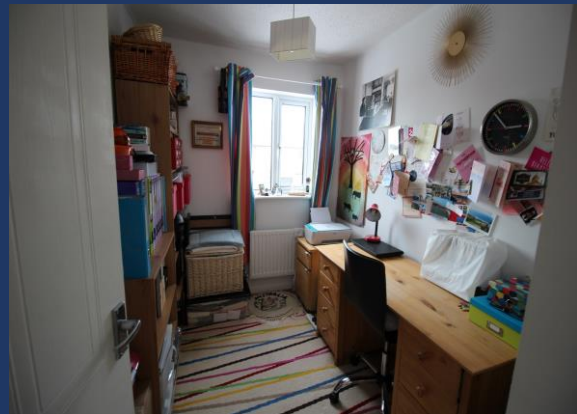


DIRECTIONS – From Cinderford town centre proceed up the High Street and at the mini roundabout turn right into Woodside Street. Follow this road along and as it veers round to the right turn left into Woodside Avenue. Follow this road for approximately 100 yards turning left into Woodlands Reach and proceed up Woodlands Reach where the property can be found on the right just past the turning into Double View.

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.



Total area: approx 119.0 sq. metres (1280.4 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982