



**FREEHOLD**

**£269,950**



## **18 FOREST VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 3DP**

- **FOUR BEDROOMS**
- **SEPARATE W.C.**
- **ACCESS AT REAR OF PROPERTY TO FORESTRY COMMISSION WOODLAND**
- **BATHROOM**
- **PLEASANT OUTLOOK FROM UPSTAIRS ELEVATIONS**
- **CONTEMPORARY STYLE RE-FITTED KITCHEN**
- **PARKING**
- **LARGE LIVING ROOM**
- **GARAGE**
- **IMMENSE POTENTIAL WITH LARGE LIVING ROOM AND INTEGRAL GARAGE**

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# 18 FOREST VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 3DP

**A MODERN FOUR BEDROOM SEMI-DETACHED HOUSE IN A SOUGHT AFTER LOCATION, BACKING ONTO FORESTRY COMMISSION WOODLAND AND WITH EXTENSIVE VIEWS TO FRONT. THE PROPERTY HAS BEEN IMPROVED IN RECENT YEARS TO PROVIDE ATTRACTIVE HI-SPEC KITCHEN AND BATHROOM.**

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

Entrance door to -

**Hall:** Radiator.

**Lounge:** 17' 9" x 10' 9" (5.41m x 3.27m), Window and doors to rear, radiator, fireplace.

**Kitchen:** 16' 8" x 10' 2" (5.08m x 3.10m), Completely re-fitted at wall and base level providing worktop and storage space with contemporary styled units, peninsular unit, gas hob, microwave, double oven, sink unit, tiled splash backs, window to front, breakfast bar, radiator.



**Downstairs W.C.:** With space saver W.C. and sink.

**Built-in Cupboard:**

Door to -

Door to integral garage and stairs off.



**First Floor Landing:** Access to loft, with gas boiler for central heating and domestic hot water.

**Bedroom One: 10' 5" x 9' 4" (3.17m x 2.84m),**  
Window to rear, radiator.

**Bedroom Two: 10' 5" x 7' 5" (3.17m x 2.26m),**  
Radiator, window to rear.

**Bedroom Three: 10' 6" x 8' 5" (3.20m x 2.56m),**  
Window to front, radiator.

**Bedroom Four: 8' 10" x 7' 10" (2.69m x 2.39m),**  
Radiator, window to front.

**Bathroom:** Completely re-fitted with panelled bath with over-bath shower, sink unit, W.C., heated towel rail and tiling to walls, window.

**Outside:** Gardens to front with driveway which provides more parking. Rear garden has patio area, steps lead to mature gardens backing onto Forestry Commission woodland and has pedestrian access.

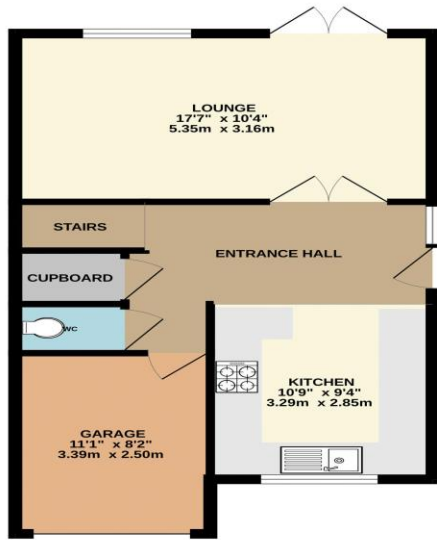
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



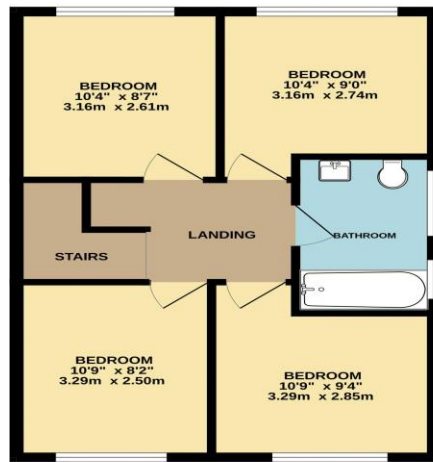
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

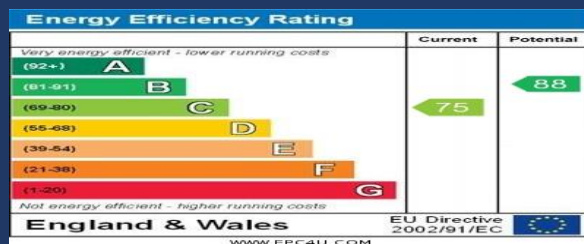
GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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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ABOUT  
*Property*  
SINCE 1982