



FREEHOLD

£220,000



**114 VALLEY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
3HG**

- DETACHED COTTAGE
- TWO DOUBLE BEDROOMS
- NIGHT STORAGE HEATING
- GARDENS
- IN NEED OF SOME MODERNISATION
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- ATTACHED GARAGE
- POTENTIAL FOR EXTENSION (SUBJECT TO NECESSARY PLANNING CONSENT)

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114 VALLEY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3HG

A SPACIOUS TWO BEDROOMED DETACHED COTTAGE IN NEED OF SOME UPDATING AND WITH POTENTIAL FOR EXTENSION.

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: Stairs off.

Reception Room One: 13' 2" x 11' 0" (4.01m x 3.35m), Tiled fireplace, window to front, night storage heater.

Reception Room Two: 13' 0" x 12' 3" (3.96m x 3.73m), Stone fireplace, night storage heater, window to front, under-stairs storage alcove.



Kitchen: 11' 4" x 8' 4" (3.45m x 2.54m), Fitted at wall and base level providing worktop and storage space, sink unit, night storage heater, window and door to side.

Hallway: Off which is a larder and -

Shower Room: Shower cubicle, W.C., sink unit, night storage heater.

Landing:



Bedroom One: 13' 0" x 12' 9" (3.96m x 3.88m),
Window to front.

Bedroom Two: 13' 0" x 12' 0" (3.96m x 3.65m),
Window to front.

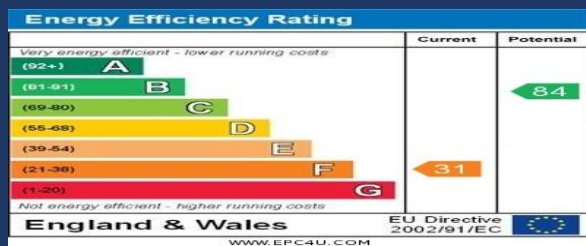
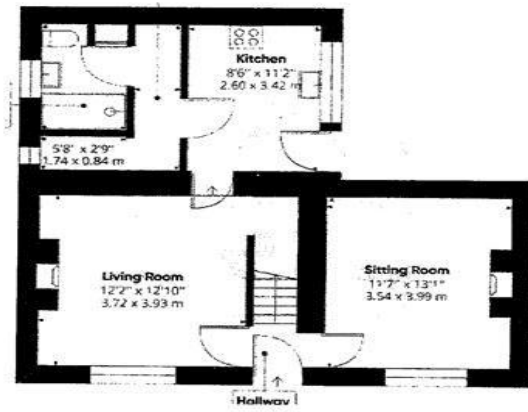
Outside: Gardens to front, side and rear,
attached garage.

Services: Electricity, mains water and
drainage are 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



PASSIONATE
ABOUT
Property
SINCE 1982