



FREEHOLD

£179,995



**89 CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 3EL**

- TWO BEDROOMS
- KITCHEN
- OFFICE
- GARDENS
- LOUNGE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING

www.kjtresidential.co.uk

89 CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3EL

A VERY HOMELY AND WELCOMING MODERNISED TWO BEDROOMED MID-TERRACED COTTAGE WITH SOUTH WEST FACING GARDENS AND A USEFUL OUTSIDE OFFICE/WORKSPACE.

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 -

Living Room: 12' 4" x 11' 5" (3.76m x 3.48m), Fireplace with wood burning stove, window to front.

Kitchen: 12' 0" x 10' 6" (3.65m x 3.20m), Fitted at wall and base level providing worktop and storage space, sink unit, tiled splash-backs, window to rear, under-stairs storage cupboard. Open plan with -

Rear Lobby: Tiled floor, door to Conservatory. Door through to -



Bathroom: Three piece suite, tiled splash-backs, tiling to walls and floor, radiator, window to side.

Conservatory: 13' 9" x 4' 5" (4.19m x 1.35m), Of half glazed construction, door to rear, plumbing for automatic washing machine, quarry tiled floor.

First Floor Landing:

Bedroom One: 12' 0" x 11' 5" (3.65m x 3.48m), Window to front, pine floor boards, radiator.



Bedroom Two: 10' 6" x 9' 0" (3.20m x 2.74m), Window to rear, built-in cupboard with gas boiler for central heating and domestic hot water, radiator, access to loft space with skylight.

OUTSIDE: Courtyard to front elevation. Rear having large patio area, lawned area, path leads to large Office/Workspace 13' 7" x 12' 6" (4.14m x 3.81m), rear pedestrian access.

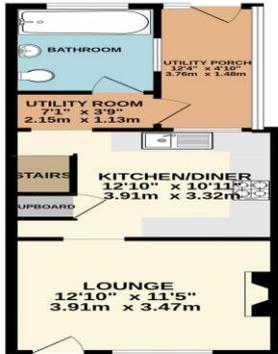
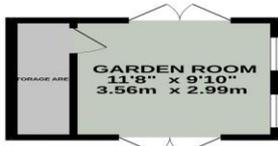
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



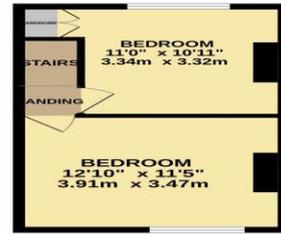
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

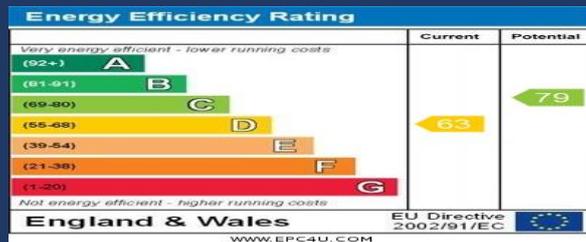


1ST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, sections, 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 is given as to their operation or efficiency can be given.
Made with Metropac ©2023



PASSIONATE
ABOUT
Property
SINCE 1982