



**FREEHOLD**

**£230,000**



**74 YORK ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2RJ**

- **FOUR BEDROOMS**
- **KITCHEN/DINING ROOM**
- **FAMILY BATHROOM**
- **GARDENS**

- **LOUNGE**
- **DOWNSTAIRS W.C.**
- **GAS CENTRAL HEATING**

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# 74 YORK ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2RJ

## A SPACIOUS FOUR BEDROOMED SEMI-DETACHED HOUSE IN A POPULAR LOCATION, WHICH OFFERS GOOD SIZED ACCOMMODATION

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):

**Entrance Hall:** Radiator, under stairs storage area.

**Lounge:** 14' 10" x 12' 2" (4.52m x 3.71m), Picture window, radiator.

**Kitchen/Dining Room:** 18' 6" max x 12' 8" max (5.63m x 3.86m), Fitted at wall and base level providing worktop and storage space, sink unit, plumbing for dishwasher, built-in cupboard with gas boiler for central heating and domestic hot water, window to rear, tiled splash backs,



**Lobby:** Off which is -

**W.C.:** Two piece suite, tiled splash backs.

**Rear Hall/Utility Room:** 9' 9" x 5' 0" (2.97m x 1.52m), Door and window to rear, plumbing for washing machine.

**First Floor Landing:** With loft access, airing cupboard with radiator.



**Bathroom:** Three piece suite, radiator, over bath shower, tiling to walls.

**Bedroom 1:** 11' 10" x 11' 3" (3.60m x 3.43m), Window to front, radiator.

**Bedroom 2:** 12' 0" x 8' 10" (3.65m x 2.69m), Window to rear, radiator.

**Bedroom 3:** 8' 7" x 7' 3" (2.61m x 2.21m), Window to side, radiator.

**Bedroom 4:** 11' 0" max x 6' 4" (3.35m x 1.93m), Window to front, radiator, over stairs storage cupboard.

**Outside:** To front of property there is a decorative gravel area and herbaceous borders. The rear garden is well kept, with outhouse, lawns, herbaceous borders and an apple tree.

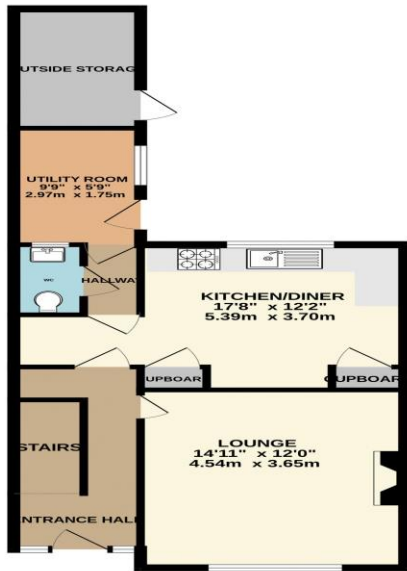
**Outgoings:** Council Tax Band B.



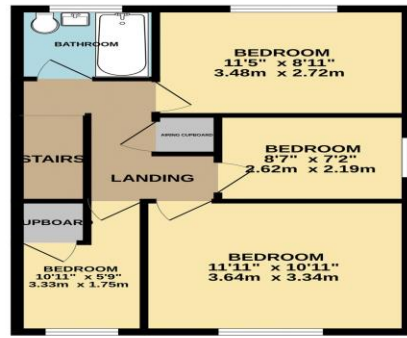
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.

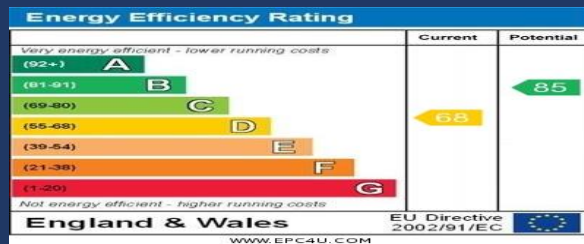


1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items, are approximate and no responsibility is taken for any error or omission in this schedule. 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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