



FREEHOLD

£195,000



**85 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2AA**

- TWO BEDROOMS
- DOUBLE GLAZING
- LARGE LIVING ROOM
- TREMENDOUS VIEWS
- GEORGIAN STYLE WINDOWS
- GAS CENTRAL HEATING
- SUPERB BATHROOM

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AN ATTRACTIVE TWO BEDROOM SEMI-DETACHED COTTAGE WHICH HAS BEEN SYMPATHETICALLY MODERNISED TO PROVIDE CHARACTER ACCOMMODATION ON THREE FLOORS WITH A FEATURE LOFT ROOM WHICH CAN BE FULLY INCORPORATED TO PROVIDE A FURTHER BEDROOM SUBJECT TO THE NECESSARY CONSENTS. IDEAL FIRST TIME BUY.

The market town 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 approximately 14 miles away and surrounding areas.

A wider range of facilities are 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.

Entrance door to porch with door to -

Living Room: 22' 0" x 12' 3" (6.70m x 3.73m), Attractive period fireplace with wood-burner, windows to front and rear (rear with views), radiator, exposed stone wall.

Stairs to lower ground floor with exposed stone wall.

Kitchen: 10' 9" x 10' 3" (3.27m x 3.12m), Fitted at wall and base level, tiled splash-back, sink unit, plumbing for automatic washing machine, window to rear, gas boiler for central heating and domestic hot water.



Bathroom: 10' 2" x 9' 6" (3.10m x 2.89m), Large bath, vanity wash hand basin, shower cubicle, W.C., tiling to walls and floor, radiator, window to side.

From the Kitchen there is a -

Conservatory: 9' 0" x 7' 0" (2.74m x 2.13m), Door to rear.

1st Floor: 12' 3" x 10' 10" (3.73m x 3.30m), Open plan bedroom with window to rear with views, radiator, exposed stone wall, space-saver stairs to -



Bedroom Two: 12' 3" x 10' 10" (3.73m x 3.30m),
Window to front, exposed wood floor,
radiator, original cast iron fireplace.

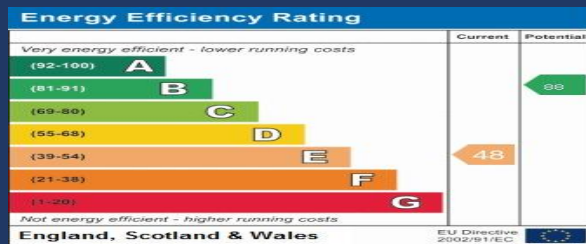
Loft Room: 11' 5" x 11' 0" (3.48m x 3.35m),
Radiator, skylights.

Outside: , Courtyard to front, side pedestrian
access t rear- South facing, with patio, ease
maintenance gravel area with ornamental
plant, garden sheds.

Services: Mains water and electricity are
connected to the property. Gas central
heating . 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.



PASSIONATE
ABOUT
Property
SINCE 1982