



FREEHOLD

£295,000



43 THE OAK FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14 2DE

- **THREE BEDROOMS/EASY CONVERSION TO FOUR BEDROOMS**
- **CONSERVATORY**
- **GARDENS**
- **OFFICE**
- **DOUBLE GLAZING**
- **KITCHEN/DINING ROOM**
- **GAS CENTRAL HEATING**
- **LOUNGE**
- **TWO BATHROOMS**
- **OFF ROAD PARKING**

www.kjtresidential.co.uk

43 THE OAK FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14 2DE

IMMACULATELY MAINTAINED AND EXTENDED, THREE BEDROOM/POTENTIALLY FOUR BEDROOM SEMI-DETACHED HOUSE, SITUATED IN A POPULAR AND SOUGHT AFTER CUL-DE-SAC IN CINDERFORD.

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.

Entrance Porch: Tiled floor, door through to -

Hall: Radiator, cloak hanging space.

Kitchen/Dining Room: 16' 3" x 10' 0" (4.95m x 3.05m), Fitted at wall and base level with contemporary style Howdens units with marble worktops and splash-backs, full height upright unit, sink unit, tiled floor, gas boiler for central heating and domestic hot water, cooker hood, breakfast bar, radiator, integrated washing machine, dishwasher, microwave, kettle tap, water softener, radiator, patio doors to -

Conservatory: 16' 9" x 9' 7" x 8' 3' (5.10m x 2.92m x 2.51m), 'L' shaped, tiled floor, French doors to garden, door to -



Lounge: 16' 3" x 14' 5" x 9' 6" (4.95m x 4.39m x 2.89m), 'L' shaped, window to front, radiator.

Office - Potential Dining Room/Downstairs Bedroom: 8' 10" x 9' 7" (2.69m x 2.92m), Radiator, fitted shelves, Agent's Note: This is formerly part of the Garage and has ben sub-divided but could easily be converted back to Garage if one so desired.

Store: 9' 7" x 9' 0" (2.92m x 2.74m), Composite double doors to front. Agent's Note: This is the rest of the Garage.

First Floor Landing: Airing cupboard, built-in cupboard.



Shower Room: Shower cubicle, W.C., vanity wash hand basin, window, radiator, tiling to walls.

Bedroom One: 10' 0" x 9' 5" (3.05m x 2.87m), Window to front, radiator. En-suite with wash hand basin, W.C., panelled bath, tiling to walls, towel rail radiator, fitted mirror.

Bedroom Two: 9' 11" x 9' 8" (3.02m x 2.94m), Radiator, built-in wardrobes, window to rear.

Bedroom Three: 17' 0" x 8' 6" (5.18m x 2.59m), Windows to front and rear, two radiators. Agent's Note: A simple job of sub-division could provide two bedrooms, therefore making the property a four bedroom house if so desired.

Outside: There is parking for several vehicles on bricked paved driveway to the front of the property. The rear has a fully paved patio area and garden shed and is west facing.

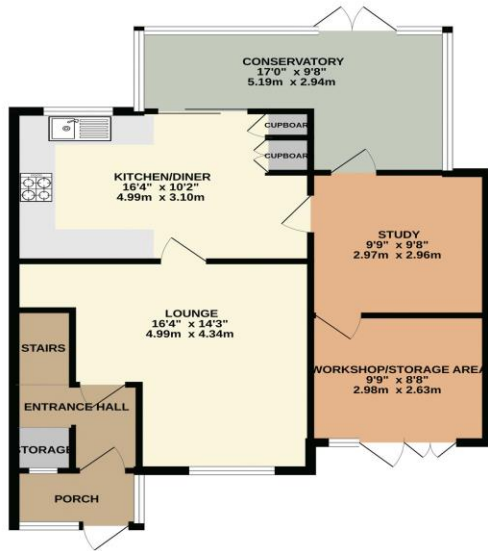
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



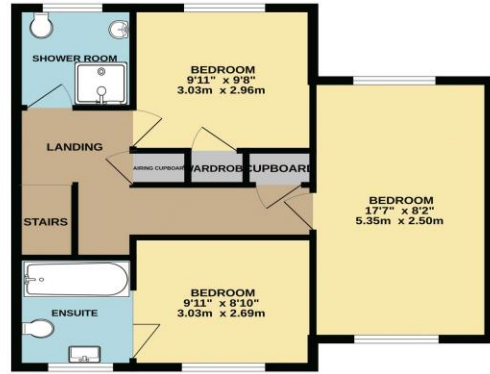
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



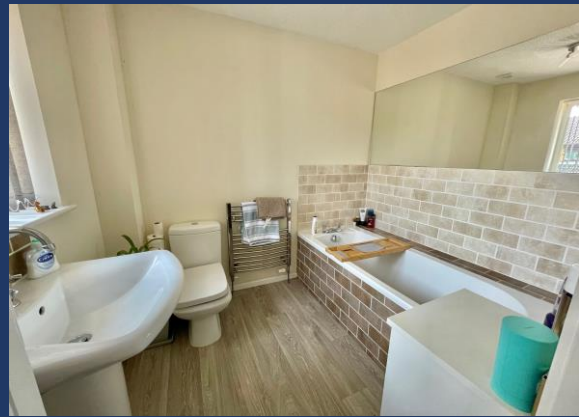
1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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.

Made with Metropix ©2023



PASSIONATE
ABOUT
Property
SINCE 1982