



**FREEHOLD**

**£285,000**



**74 WOODSIDE AVENUE, CINDERFORD, GLOUCESTERSHIRE,  
GL14 2DP**

- TWO/THREE BEDROOMS
- CONSERVATORY
- GARDENS
- KITCHEN
- GAS CENTRAL HEATING

- DINING ROOM
- SHOWER ROOM
- LOUNGE
- BATHROOM
- GARAGE

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**A SPACIOUS WELL MAINTAINED TWO/THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW WITH NO ONWARD CHAIN.**

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.

**Porch:** Of half-glazed construction, radiator.

**Hall:** Radiator.

**Lounge:** 18' 0" x 9' 10" (5.48m x 2.99m), Two radiators, window to front, French doors to conservatory.

**Dining Room:** 10' 7" x 9' 11" (3.22m x 3.02m), Window to rear, radiator, under-stairs storage cupboard.



**Kitchen:** 12' 0" x 7' 8" (3.65m x 2.34m), Fitted at wall and base level providing ample worktop and storage space, sink unit, double oven, gas hob, tiling to wall, radiator, window and door to -

**Conservatory:** 15' 8" x 8' 7" (4.77m x 2.61m), Of three quarter glazed construction, tiled floor, doors to outside, off which is the -

**Boiler Cupboard:** Gas boiler providing central heating and domestic hot water.

**Bedroom One:** 11' 4" x 7' 0" (3.45m x 2.13m), Wall to wall wardrobes, radiator, window to rear.



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

Stairs to -

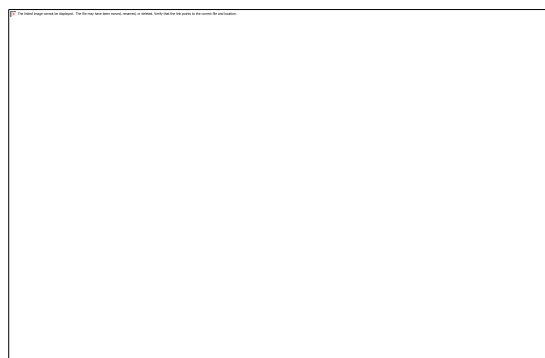
**Landing/Bedroom:** 8' 1" x 6' 5" (2.46m x 1.95m), Radiator, built-in cupboard, skylight.

**Bedroom Two:** 10' 0" x 8' 0" (3.05m x 2.44m), Radiator, built-in cupboard, skylight.

**Bathroom:** Three piece suite, radiator, tiling, skylight, extractor.

**Outside:** Patio area, lawns, herbaceous borders, garden shed, garage. Paved front garden with herbaceous borders.

**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**



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