



FREEHOLD

£169,999



**39 PARRAGATE ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2JZ**

- TWO BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY
- LIVING ROOM
- DOWNSTAIRS SHOWER ROOM
- LARGE SOUTH WEST FACING GARDENS

www.kjtresidential.co.uk

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AN IDEAL FIRST TIME BUY/INVESTMENT WITH THIS MID-TERRACED COTTAGE WITH LARGE, SOUTH WEST FACING GARDENS.

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: 14' 0" x 10' 10" (4.26m x 3.30m), Radiator, window to front, gas fire in fireplace, stairs off.

Kitchen: 10' 10" x 8' 2" (3.30m x 2.49m), Fitted at wall & base level, plumbing for washing machine, gas boiler providing central heating & domestic hot water, radiator, sink unit, tiled splash-backs, window to rear.

Rear Hall: Door to outside.



Shower Room: W.C., sink unit, shower, tiling to walls, radiator, window to rear.

Landing:

Bedroom One: 10' 10" x 10' 9" (3.30m x 3.27m), Window to front, radiator, fitted wardrobes.

Bedroom Two: 10' 9" x 8' 0" (3.27m x 2.44m), Window to rear, radiator, fitted cupboards.



Outside: Good sized gardens, patio area, lawns, herbaceous borders, garden shed, greenhouse.

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



PASSIONATE
ABOUT
Property
SINCE 1982

