



FREEHOLD

£210,000



**13A CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2ED**

- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SEPARATE W.C.
- GARDENS
- SUPERB VIEWS
- LOUNGE/DINER
- BATHROOM
- GAS CENTRAL HEATING
- PARKING

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13A CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2ED

AN UNUSUAL AND SPACIOUS THREE BEDROOMED DETACHED HOME WITH LOVELY WESTERLY OUTLOOK, PRIVATE GARDENS AND PARKING FOR THREE VEHICLES.

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.

UPVC front door with glass motif inset to -

Kitchen: 15' 10" x 14' 3" (4.82m x 4.34m), Fitted at wall and base level with oak units and rolled edge worktops, fitted shelving, one and a half bowl sink unit, built-in dishwasher, 'Rangemaster' cooker with hood over, tiled floor, wall mounted 'Worcester' boiler providing central heating and domestic hot water, two radiators, window to two aspects with outstanding view towards the Forest, door to -

Lounge/Diner: 19' 0" x 11' 0" (5.79m x 3.35m), Two windows to side, inset solid fuel stove, French doors to balcony with vine views, two radiators, laminate floor.

From Kitchen, door to -



Inner Hall: Laminate floor, radiator and spotlighting.

Bedroom One: 14' 5" x 9' 0" (4.39m x 2.74m), Window, laminate floor, radiator, built-in wardrobes with half mirrored front.

Bedroom Two: 11' 7" x 8' 8" (3.53m x 2.64m), Window to side, laminate floor, radiator, fitted wardrobes.

Bedroom Three: 9' 8" x 0' 0" (2.94m x 0.00m), Window, radiator.



Bathroom: Three piece suite comprising paneled bath, wash hand basin, shower cubicle, radiator, window, tiled floor, part tiled walls.

Separate W.C.: Low level W.C., window, radiator.

Outside: To the front of the property is a lawn with fenced boundaries for privacy, mature shrubs, trees and herbaceous borders. To the rear is a balcony that runs along the rear of the property with outstanding views over The Forest of Dean.

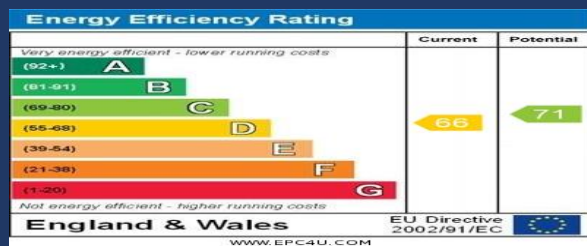
Steps lead to a parking area for at least three vehicles and potential for parking a motorhome or caravan.

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.

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