



FREEHOLD

£220,000



**21 FOUNDRY ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2JP**

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- LARGE GARAGE/WORKSHOP
- PRIVATE GARDEN
- THREE BEDROOMS
- UTILITY ROOM
- POTENTIAL TO EXTEND

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21 FOUNDRY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2JP

A SPACIOUS THREE BEDROOM SEMI DETACHED HOME IN NEED OF COSMETIC ENHANCEMENT WITH LARGE ATTACHED GARAGE OFFERING SCOPE FOR AN EXTENSION OR WORKING FROM HOME ALTERNATIVE. COMPRISING ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN, BATHROOM, EXTERNAL UTILITY ROOM, AND AT FIRST FLOOR THREE DOUBLE BEDROOMS.

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:

Dining Room: 15' 11" x 9' 8" (4.85m x 2.94m), Windows to front and back aspect, carpeted flooring, radiators.

Lounge: 15' 11" x 10' 6" (4.85m x 3.20m), Window to front aspect, carpeted flooring, radiators.

Kitchen: 10' 10" x 10' 6" (3.30m x 3.20m), Fitted eye and base level units, sink with drainer, tiled splash-backs, freestanding gas cooker, space for fridge/freezer, newly installed gas boiler, radiator, window to rear garden.



Bathroom: Three-piece suite comprising bath with overhead shower, wash hand basin and WC. Window to side aspect, heated towel rail.

Utility: 15' 11" x 6' 4" (4.85m x 1.93m), Accessed via outside patio. Space for washing machine and dryer. Home office potential.

Landing: Access to loft space and other rooms on first floor.

Bedroom One: 15' 11" x 10' 6" (4.85m x 3.20m), Built-in wardrobe, window to front aspect, carpeted flooring, radiators.



Bedroom Two: 15' 11" x 9' 9" (4.85m x 2.97m), Windows to front and rear aspect, carpeted flooring, radiators.

Bedroom Three: 13' 9" x 10' 10" (4.19m x 3.30m), Windows to front and side aspect, carpeted flooring, airing cupboard, radiator.

Garage: 15' 11" x 13' 0" (4.85m x 3.96m), Large level patio area with steps leading to private rear garden with some artificial lawned area, raised flower borders and vegetable patches, greenhouse and brick shed.

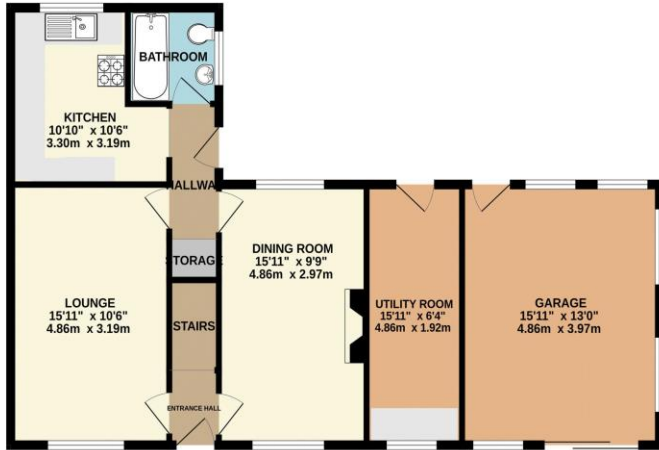
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



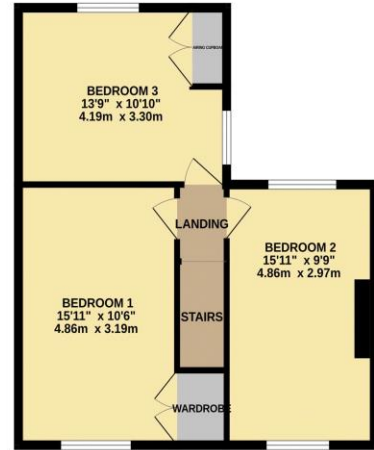
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.

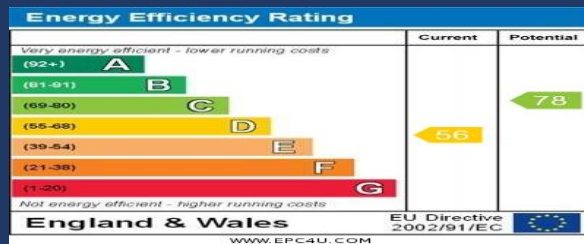


1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 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.
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PASSIONATE
ABOUT
Property
SINCE 1982