



FREEHOLD

£175,000



**11 PEACOCK LANE, CINDERFORD, GLOUCESTERSHIRE,
GL14 3ET**

- TWO BEDROOMS
- LARGE GARAGE/WORKSHOP
- WESTERLY FACING GARDENS
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- DOUBLE GLAZING

www.kjtresidential.co.uk

11 PEACOCK LANE, CINDERFORD, GLOUCESTERSHIRE, GL14 3ET

AN IDEAL COTTAGE FOR A HOLIDAY HOME/AIR BNB, REQUIRING SOME UPDATING BUT IN A VERY PRIVATE LOCATION AND WITH LARGE GARAGE/WORKSHOP AND OFF ROAD PARKING AND WITH WESTERLY 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.

Entrance door to -

Hall: Tiled floor, built-in cupboard.

Wet Room: Window to side, W.C., wash hand basin, radiator, Mira shower.

Kitchen: 20' 0" x 7' 0" (6.09m x 2.13m), Fitted with wall and base units, gas oven and hob with hood over, sink unit, tiled splash-backs, gas boiler for central heating and domestic hot water, space for fridge, radiator, tiled floor, door to garden, window to side, open plan to -



Living Room: 13' 0" x 11' 0" (3.96m x 3.35m), Two radiators, stairs off.

Landing:

Bedroom One: 11' 0" x 10' 0" (3.35m x 3.05m), Window to front, radiator, built in cupboard.

Bedroom Two: 11' 0" x 5' 9" (3.35m x 1.75m), Window to front, radiator, built in cupboard.



Outside: Westerly facing gardens with footpath leading to large garage/workshop block (32' x 16') and parking for three vehicles.

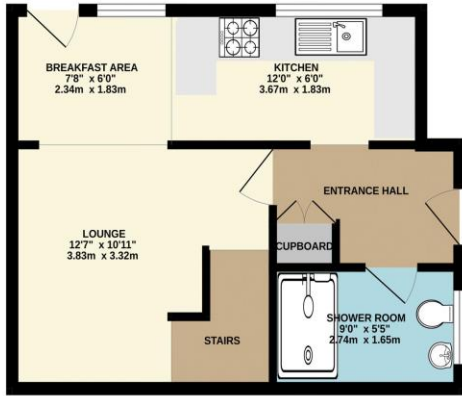
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



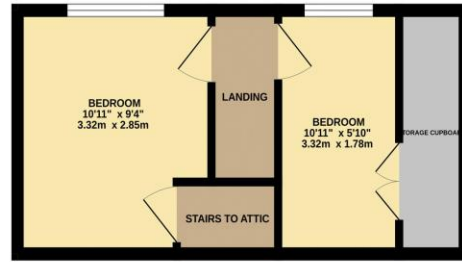
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.6 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