



FREEHOLD

£399,950



**31 DOCKHAM ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2BG**

- FAMILY HOME WITH DEVELOPMENT OPPORTUNITY
- SINGLE STOREY OUTBUILDING/ANNEX
- NO ONWARD CHAIN
- SEVERN VALE VIEWS
- SAVE ON STAMP DUTY
- THREE BEDROOMS
- OUTLINE PLANNING FOR DETACHED 4 BEDROOM HOUSE (P1636/20/OUT)
- LARGE PLOT
- DESIRABLE LOCATION
- AMPLE PARKING

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31 DOCKHAM ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BG

ARGUABLY ONE OF GLOUCESTERSHIRE'S BEST VIEWS - A UNIQUE OPPORTUNITY TO ACQUIRE A 3 BEDROOM DETACHED FAMILY HOME WITH OUTLINE CONSENT FOR A 4 BEDROOM DETACHED HOUSE WITHIN THE GROUNDS. THE PROPERTY IS IN NEED OF COSMETIC ENHANCEMENT TO BRING IT BACK TO ITS FORMER GLORY, BUT OFFERS GREAT OPEN PLAN LIVING ACCOMMODATION WITH SPACIOUS GARDENS, GARAGE, OUTBUILDING (ANNEX POTENTIAL) AND PLENTY OF OFF ROAD PARKING. POSITIONED JUST OFF LITTLEDEAN HILL ROAD, THE PROPERTY FEATURES FAR REACHING VIEWS OVER THE SEVERN VALE AND COTSWOLDS.

The market town 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 approximately 14 miles away and surrounding areas.

Hall: Window to side, exposed floor boards, door to living room, stairs to first floor.

Living Room: 24' 4" x 6' 7" (7.41m x 2.01m), Bay window to front, window to side, stone clad fireplace, laminate floor, doors to kitchen and garden, two gas fires.

Kitchen: 14' 6" x 9' 11" (4.42m x 3.02m), Window to rear, gas central heating boiler, twin ovens, gas hob, integrated fridge and washing machine, tiled floor, sliding doors to terrace.

Garden Room: 12' 0" x 6' 10" (3.65m x 2.08m), Tiled floor, door to rear courtyard.



Landing: Window to side, loft access, exposed floor boards throughout first floor.

Bedroom One: 12' 0" x 11' 7" (3.65m x 3.53m), Window to front, built-in cupboards.

Bedroom Two: 12' 0" x 8' 8" (3.65m x 2.64m), Window to rear, built-in cupboards.

Bedroom Three: 9' 5" x 9' 0" (2.87m x 2.74m), Window to rear.



Bathroom: Window to front, bath, W.C., wash hand basin.

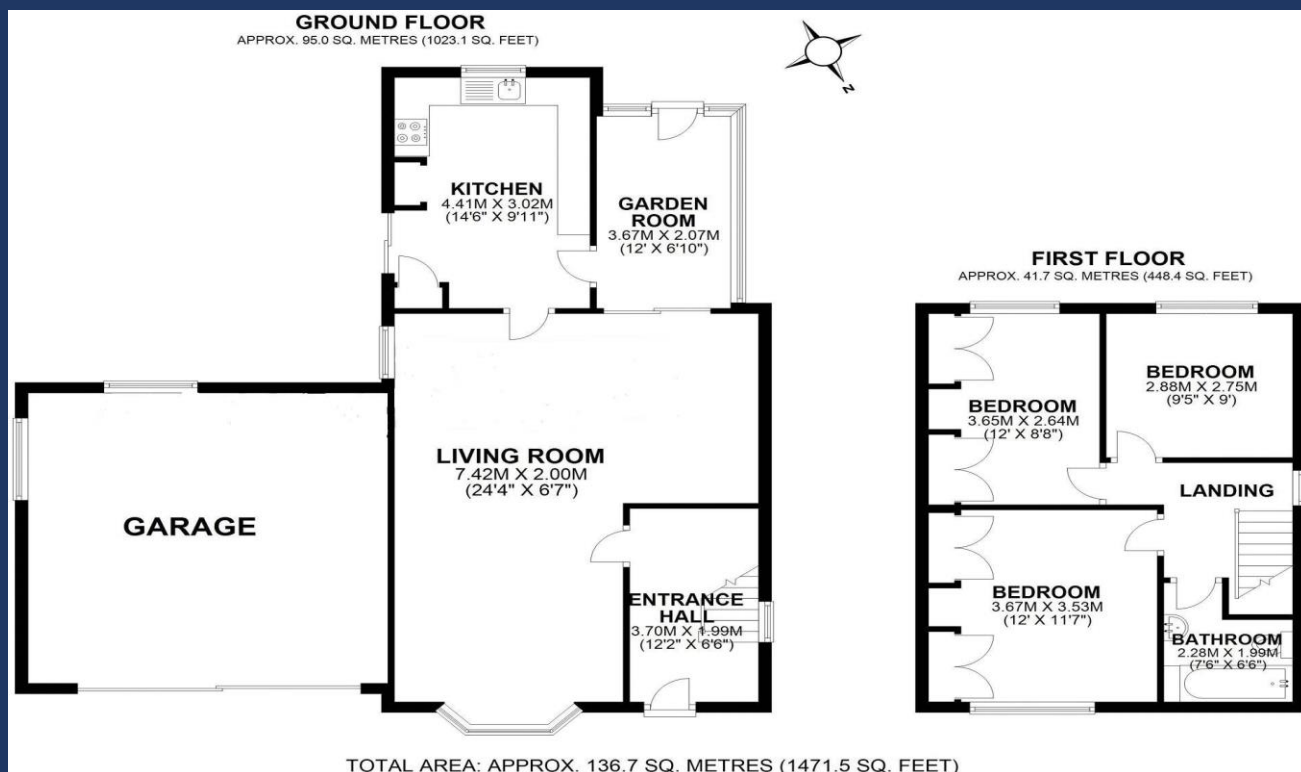
Outside: A large level plot with walled garden, lawn to front, side and rear, parking for numerous vehicles, outbuildings, far reaching views.

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



Directions: From our Cinderford office, proceed up the High Street and over the mini-roundabout into Belle Vue Road. At the top of the road turn right into Littledean Hill Road and follow the road along until the junction with Dockham Road on the left where the property can be found on the corner on the left hand side.

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.



PASSIONATE
ABOUT
Property
SINCE 1982