



**FREEHOLD**

**Offers in the Region Of  
£269,500**



**18 NAILSMITHS COURT, LITTLEDEAN, CINDERFORD,  
GLOUCESTERSHIRE, GL14 3JH**

- THREE BEDROOMS
- WELL FITTED KITCHEN
- GAS CENTRAL HEATING
- GARDENS
- VIEWS
- LARGE LIVING ROOM
- DOWNSTAIRS W.C.
- DOUBLE GLAZING
- GARAGE & OFF ROAD PARKING

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# 18 NAILSMITHS COURT, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3JH

**KJT ARE PLEASED TO OFFER FOR SALE THIS APPEALING AND WELL MAINTAINED PERIOD STYLE THREE BEDROOMED MODERN HOUSE IN A POPULAR VILLAGE LOCATION WITH LOVELY VIEWS LOOKING DOWN ON WOODED VALLEY WITH MAY HILL IN THE DISTANCE.**

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx. 14 miles away.

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 Hall:** Via hardwood door, double cloaks cupboard, radiator, telephone point.

**Cloakroom:** low level WC, wash hand basin, radiator, extractor fan.

**Lounge/Dining Room:** 16' 10" x 14' 9" (5.13m x 4.49m), Maximum 'L' shaped room, radiators, French windows with views towards May Hill opening onto the rear terrace and garden, under-stairs storage cupboards.

**Kitchen:** 9' 5" x 9' 4" (2.87m x 2.84m), Fitted with a range of base and eye level units, worktop space, inset stainless steel 1½ bowl sink unit with mixer tap, stainless steel Hotpoint built-in oven with matching stainless steel four ring gas hob and cooker hood over, integral fridge, freezer, and dishwasher, plumbing for automatic washing machine, tiled floor and walls, radiator, spot lighting.



First floor stairs to -

**Landing:** Access to loft, cupboard housing Worcester combination gas boiler, radiator.

**Bedroom One:** 14' 9" x 9' 8" (4.49m x 2.94m), Built-in double and single wardrobes, radiator, telephone point, window to front.

**Bedroom Two:** 12' 0" x 8' 3" (3.65m x 2.51m), Radiator, window to rear with views towards May Hill.

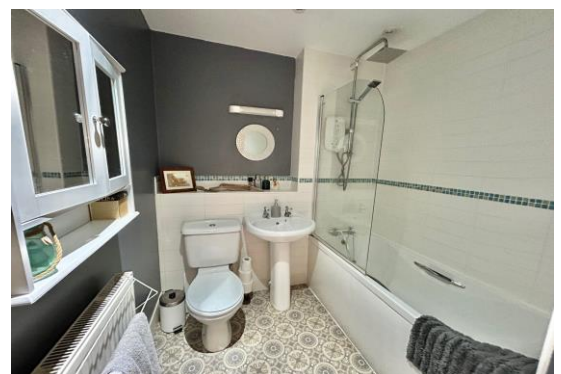


**Bedroom Three: 8' 8" x 6' 3" (2.64m x 1.90m),**  
Radiator, window with views towards May Hill.

**Bathroom:** White suite comprising of panelled bath with shower screen and electric shower over, pedestal wash hand basin, low level WC, radiator, extractor fan, recessed lighting, tiled walls.

**Outside:** Enclosed lawned forecourt area with railing and pedestrian gate, pathway to the front door. To the rear a well enclosed lawned garden with upper terrace with balustrade, low maintenance shrub garden and pond. Pedestrian gate leading to a footpath to the SINGLE GARAGE: with up and over door (middle one of three) and one allocated parking space.

**Services:** Enclosed lawned forecourt area with railing and pedestrian gate, pathway to the front door. To the rear a well enclosed lawned garden with upper terrace with balustrade, low maintenance shrub garden. Pedestrian gate leading to a footpath to the SINGLE GARAGE: with up and over door (middle one of three) and one allocated parking space.



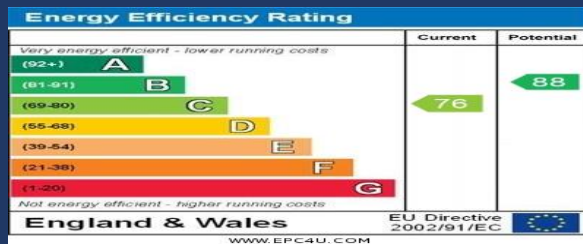
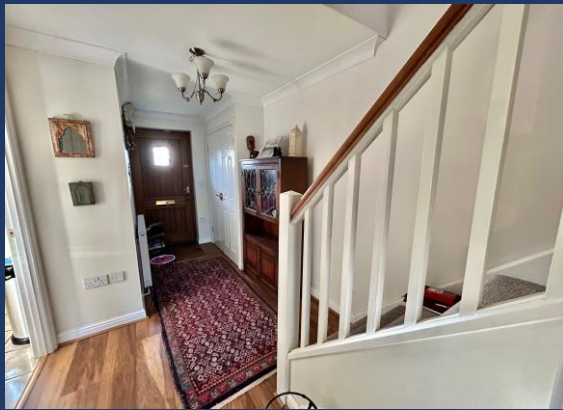
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

# 18 Nailsmiths Court, Littledean, Cinderford



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**