



FREEHOLD

£310,000



**102 OAK WAY, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE,
GL14 3PG**

- THREE/FOUR BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING FOR TWO VEHICLES
- THREE RECEPTION ROOMS
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- SOUGHT AFTER VILLAGE LOCATION

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102 OAK WAY, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3PG

A SPACIOUS, EXTENDED 3/4 BEDROOM SEMI-DETACHED HOME OFFERING THE POTENTIAL FOR DUAL FAMILY ACCOMMODATION BUT PARTICULARLY OFFERS A LARGE AMOUNT OF GROUND FLOOR SPACE IN THE SOUGHT AFTER VILLAGE OF LITTLEDEAN.

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 door to -

Hall: Radiator, under-stairs storage cupboard.

Lounge/Bedroom Four: 13' 4" x 11' 8" (4.06m x 3.55m), Patio doors to front, radiator, fireplace.

Living Room/Dining Room: 15' 8" x 11' 7" (4.77m x 3.53m), Aga solid fuel stove in stone fireplace with back-boiler for secondary central heating and hot water, window with views, radiator, oak floor.



Shower Room: Shower cubicle, W.C., sink unit, tiling to walls and floors.

Living Room: 17' 6" x 10' 0" (5.33m x 3.05m), Patio doors to rear, windows to front and side, two radiators, oak flooring.

Kitchen: 15' 6" x 10' 4" (4.72m x 3.15m), Fitted at wall and base level, sink unit, Range cooker, tiled splash-back, French sink, door and window to side.

First floor stairs to -



Landing: Access to loft.

Bedroom One: 13' 5" x 9' 9" (4.09m x 2.97m),
Window to front, fitted wardrobe, bedside cabinet, top box storage, chest of drawers and dressing table.

Bedroom Two: 11' 3" x 9' 9" (3.43m x 2.97m),
Window to rear with views, radiator, fitted wardrobe, bedside cabinet, top box storage dressing table and chest of drawers.

Bedroom Three: 9' 2" x 8' 2" (2.79m x 2.49m),
Radiator, window to front, built-in cupboard.

Bathroom: Three piece suite, tiling to walls, radiator, window.

Outside: To the front is parking for two vehicles, terraced gardens. The rear is south facing and has patio areas with covered pergola, attached workshop (10'5" x 10' 2") which has power & lighting and a workbench, greenhouse (9' x 6' 8") and a summer house (8' x 6').

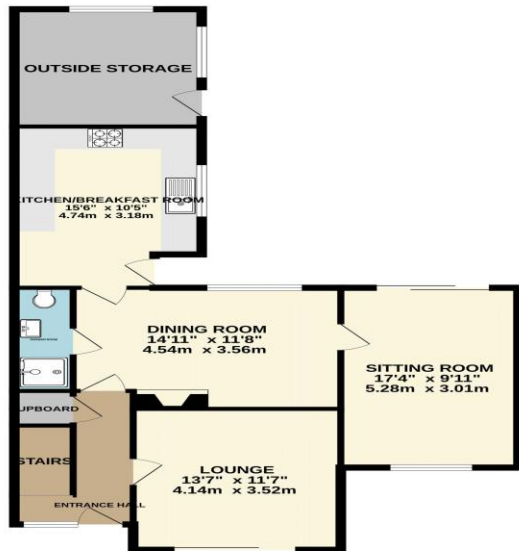
Services: All main services connected to the property. The heating system and services where applicable have not been tested



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
878 sq.ft. (81.6 sq.m.) approx.

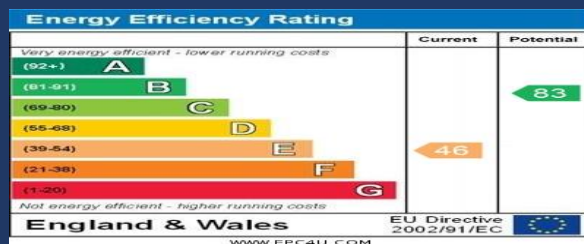


1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.

While 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 errors or omissions on this 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