



FREEHOLD

£219,995



**36 PARRAGATE ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2LY**

- TWO BEDROOMS
- FITTED KITCHEN
- DOWNSTAIRS W.C
- GAS CENTRAL HEATING
- GARAGE & PARKING
- LOUNGE/DINER
- BATHROOM
- UPVC DOUBLE GLAZING
- GARDENS

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A WELL PRESENTED TWO BEDROOM SEMI-DETACHED MODERN HOUSE WITH THE ADVANTAGE OF A GARAGE AND PARKING. THE PROPERTY IS SITUATED WITHIN WALKING DISTANCE OF THE FACILITIES AVAILABLE IN THE TOWN OF CINDERFORD.

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.

ACCOMMODATION (measurements approx):

Double glazed door with glass inserts to -

Entrance Hall: Having radiator, stairs to first floor.

Downstairs Cloakroom: Comprising low level w.c., wash hand basin, radiator, tiled floor, window.

Kitchen: 12' 4" x 6' 2" (3.76m x 1.88m), Range of matching wall and base units providing ample worktop and storage space. Fitted gas hob with oven under and extractor over, 1 1/2 bowl sink unit, tiled splash backs, tiled floor, plumbing for washing machine, window to front.



Lounge/Diner: 13' 2" x 12' 10" (4.01m x 3.91m), French doors open onto garden, window understairs storage cupboard, t.v point.

First Floor Landing: Access to loft.

Bedroom 1: 12' 7" x 11' 4" (3.83m x 3.45m), Two windows with views, double fitted wardrobes, store cupboard housing Worcester gas combi boiler providing central heating and domestic hot water, radiator.

Bedroom 2: 9' 6" x 6' 9" (2.89m x 2.06m), Window to rear, radiator, built-in wardrobes.



Bathroom: Three piece suite comprising panelled bath with shower over, low level w.c., wash hand basin in a vanity unit, radiator, shaver socket, window.

Outside: To the front of property is a driveway providing off road parking. Grassed area to side (with potential to make more parking). To the rear is a patio and lawn with various shrubs. Access to -

Garage: 17' 4" x 8' 8" (5.28m x 2.64m), Power and light, up-and-over door to driveway and loft storage.

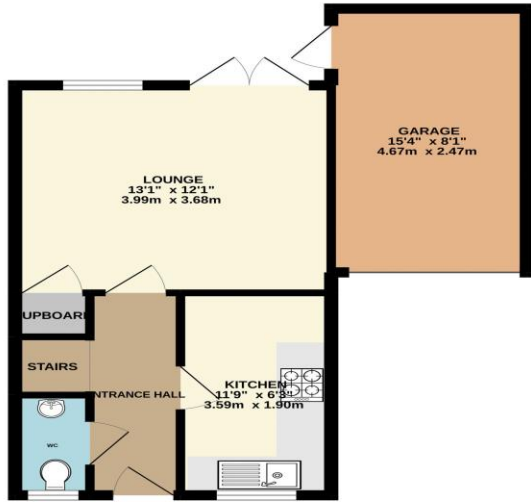
Services: All main services connected to the property. The heating system and services where applicable have not been tested.

Outgoings: Council Tax Band A.

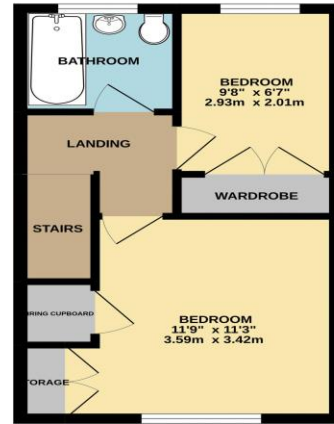


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

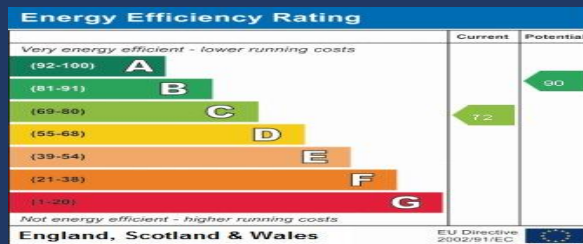
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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