



**FREEHOLD**

**£265,000**



**18 TRINITY WAY, CINDERFORD, GLOUCESTERSHIRE, GL14 2RD**

- THREE/FOUR BEDROOMS
- TWO RECEPTIONS
- FAMILY BATHROOM
- COVERED BARBEQUE/HOT TUB AREA
- FOREST VIEWS
- SEMI-DETACHED
- DOWNSTAIRS W.C.
- LARGE SUN TERRACE
- OFF ROAD PARKING

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## 18 TRINITY WAY, CINDERFORD, GLOUCESTERSHIRE, GL14 2RD

**KJT CINDERFORD ARE DELIGHTED TO OFFER FOR SALE, A SPACIOUS, EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED AND PERIOD HOUSE HAVING THE DUAL ADVANTAGE OF BEING A WALK TO THE TOWN CENTRE AND YET A STROLL INTO THE WOODS. THERE ARE WESTERLY VIEWS AND THE GARDEN ENJOYS A HIGH DEGREE OF PRIVACY.**

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.

Arched entrance to -

**Porch:** Half glazed door and side panels, leading to -

**Hall:** Radiator, under-stairs storage.

**Downstairs W.C.:** Two piece suite, window.



**Dining Room:** 12' 0" x 10' 10" (3.65m x 3.30m), Window to front, radiator, fireplace.

**Kitchen:** 12' 0" x 9' 7" (3.65m x 2.92m), Fitted at wall and base level, hob with extractor, double oven, sink unit, window to side with views, tiled splash-backs, radiator, built-in cupboard.

**Lounge:** 14' 0" x 11' 9" (4.26m x 3.58m), French doors and window to side, radiator, fireplace, wood burner.

**Landing:**



**Bedroom Two: 10' 11" x 9' 10" (3.32m x 2.99m),**  
Window to front, radiator.

**Bedroom Three: 10' 0" x 9' 8" (3.05m x 2.94m),**  
Window to side with views, radiator, could be  
partitioned off but leads to -

**Bedroom One: 13' 5" x 11' 9" (4.09m x 3.58m),**  
Window to side with views, radiator.

**Bedroom Four: 7' 10" x 6' 5" (2.39m x 1.95m),**  
Window to rear, radiator, built-in wardrobes.

**Bathroom:** Panelled bath, over bath shower  
and screen, W.C., sink, window, tiling to walls,  
extractor, mirror with light,, towel rail radiator.

**Outside:** Drive to parking area. The garden  
had a large sun terrace, a covered  
barbeque/hot tub area, large lawned area  
surrounded by mature hedgerow.

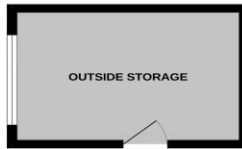
**Services:** All main services connected to the  
property. The heating system and services  
where applicable have not been tested.



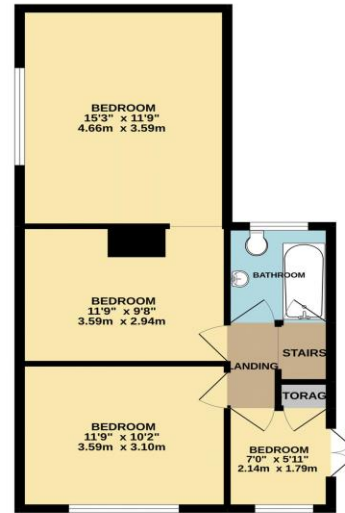
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.

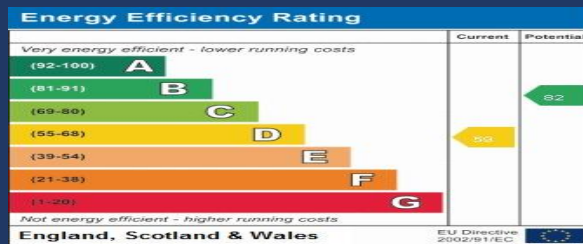


1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 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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