



FREEHOLD

£172,000



**15 PARRAGATE ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2LZ**

- TWO BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- GARDENS
- LIVING ROOM
- BATHROOM
- DOUBLE GLAZING
- POTENTIAL FOR FIRST FLOOR EXTENSION AND BATHROOM

www.kjtresidential.co.uk

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A SPACIOUS TWO BEDROOM MID-TERRACED COTTAGE, IDEAL AS A FIRST TIME BUY OR FOR INVESTMENT PURPOSES - GROSS INCOME CIRCA £7,200 PER ANNUM WHEN LET.

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):

Front door to -

Porch: Door to -

Living Room: 22' 0" x 11' 10" (6.70m x 3.60m), Fitted at wall and base level providing worktop and storage space, gas hob with hood over, 1½ bowl sink unit, tiled splashbacks, window and door to rear, plumbing for automatic washing machine. Door to -



Bathroom: Three piece suite, tiling to walls, window, over-bath shower, radiator.

Agents Note: Building Regs. have been obtained for a bedroom and bathroom above existing kitchen and bathroom.

First Floor Landing: Loft access.

Bedroom 1: 12' 0" x 9' 10" (3.65m x 2.99m), Window to front, radiator.



Bedroom 2: 11' 6" x 9' 2" (3.50m x 2.79m),
Window to rear, radiator, built-in cupboard.

Outside: Courtyard to front. Side pedestrian access leading to gardens with paved area and gravelled patio.

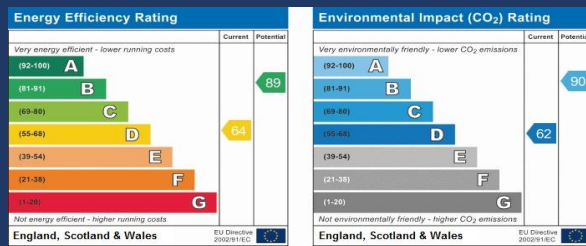
Agents Note: The pedestrian access is a right of way only and is not owned by the property.

Services: The pedestrian access is a right of way only and is not owned by the property.



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



PASSIONATE
ABOUT
Property
SINCE 1982