



**FREEHOLD**

**£287,000**



**66 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE,  
GL14 3BL**

- THREE BEDROOMS
- MODERN BATHROOM WITH SEPARATE SHOWER CUBICLE
- DOUBLE GLAZING
- LARGE GARDEN (ALMOST SOUTH FACING)
- GARAGE/WORKSHOP
- TWO RECEPTIONS
- KITCHEN
- GAS CENTRAL HEATING
- VIEWS
- VIEWS

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# 66 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BL

## AN IMMACULATELY PRESENTED BAY FRONTED, THREE BEDROOM 1930'S STYLE SEMI-DETACHED HOUSE WITH GARDEN, GARAGE AND PARKING, IN AN ELEVATED LOCATION WITH FAR REACHING VIEWS

The property is situated within this popular residential road within walking distance of the thriving market 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):

This property is entered via woodgrain upvc entrance door with double glazed arch over leading into -

**Front Entrance Porch:**, Woodgrain upvc front door and side panel into -

### **Reception Hall: 10' 2" x 8' 0" (3.10m x 2.44m),**

A spacious light and airy room, with radiator, coats recess, Stairs off. Period oak panelled period door leading into -

### **Living Room: 13' 10" x 12' 0" (4.21m x 3.65m),**

A light room with feature fireplace recess with oak mantle over, space for electric wood burning style stove on a marble hearth, patio doors opening out onto garden, radiator, picture rail, t.v point.



### **Dining Room: 13' 7" into bay window x 12' 0" (4.14m x 3.65m),**

A lovely sunny room with woodgrain upvc window to front with views over countryside, oak paneled period door, ornate period tiled open fireplace, radiator, picture rail.

### **Kitchen: 13' 10" x 8' 0" (4.21m x 2.44m),**

Oak panelled period door. Of generous size beautifully fitted with a range of light cream high glass wall and base units, wood effect work surfaces, tiled splash backs, space for cooker with stainless steel inset splash back and concealed extractor hood over, sink unit, integrated concealed dishwasher. Panel heater, inset spotlights, upvc window to side and rear, woodgrain upvc door leading out to garden. Gas fired boiler for central heating and domestic hot water.



**First Floor Landing:** , upvc window to side, airing cupboard housing hot water tank and immersion heater, window to side. Access to loft.

**Half turn staircase leading to -:**

**Bedroom 1: 13' 10" x 12' 0" (4.21m x 3.65m),** A lovely sized double room with plenty of space for wardrobes etc., picture rail, radiator, upvc window to rear overlooking garden.

**Bedroom 2: 14' 0" x 12' 0" (4.26m x 3.65m),** Built in shelved cupboard, radiator, upvc bay window to front with fantastic outlook over the Forest of Dean.

**Bedroom 3: 8' 3" x 7' 10" (2.51m x 2.39m),** A generous sized single room with woodgrain upvc window to front with lovely views over the Forest of Dean, built-in wardrobe, bedside cabinet and blanket boxes over, radiator, picture rail.

**Bathroom/Shower Room: 7' 9" x 7' 8" (2.36m x 2.34m),** Modern suite comprising panelled bath, part tiled surround, sculptured pedestal wash hand basin, low level w.c., corner glazed shower cubicle with mains shower, ceiling spotlights, woodgrain upvc window to rear, heated towel radiator.

**Outside:** To the front of the property splayed entrance from Belle Vue Road with driveway leading to side and into the garage. The front garden has raised shrubs and herbaceous beds and a large parking area for several vehicles. The rear garden has extensive block paved patio area, attractive raised herbaceous and shrub borders with four steps leading up to large level lawn with paved stepping stones through to vegetable garden. Large useful garden shed and space for greenhouse. There is an outside w.c. with high flush suite, window and light, conveniently situated next to the house.

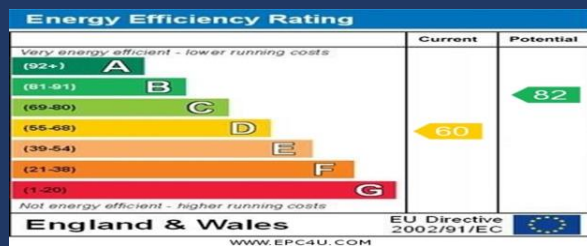
**Single Garage: 20' 0" x 8' 3" (6.09m x 2.51m),** Making a really useful workshop/storage area with steel up and over door, upc glazed pedestrian door into rear garden. Large window giving plenty of natural light, lighting.

**Outgoings:** Council Tax Band C.



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**



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