



FREEHOLD

£239,950



**68 CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2EA**

- TWO/THREE BEDROOMS
- LOUNGE
- UTILITY ROOM
- GARDENS
- OFF ROAD PARKING
- KITCHEN/DINER
- BATHROOM
- GAS CENTRAL HEATING
- DETACHED GARAGE
- OUTHOUSE

www.kjtresidential.co.uk

68 CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2EA

A CHARMING TWO/THREE BEDROOM DETACHED COTTAGE WITH EXTENSIVE WOODLAND VIEWS TO THE FRONT. RIPE FOR EXTENSION WITH LARGE GARDEN

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.

Half glazed entrance door to -

Hall: Windows to front & side, tiled floor.

Kitchen/Diner: 16' 0" x 11' 9" (4.87m x 3.58m), Fitted at wall and base level, Belfast sink, tiled splash-backs, seating area, two radiators, window to front, tiled floor.

Living Room: 12' 4" x 12' 4" (3.76m x 3.76m), Window to front, wood-burning stove, tiled floor.



Utility Room: 11' 0" x 7' 0" (3.35m x 2.13m), Half-tiling to walls, radiator, plumbing for automatic washing machine, window to front. Door to front porch.

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

First floor stairs to -

Landing: Off which is -



Bedroom One: 12' 6" x 12' 5" (3.81m x 3.78m),
Window to front, radiator, connecting to -

Bedroom Three: 12' 2" x 8' 10" (3.71m x 2.69m),
Window to front, radiator, connecting to -

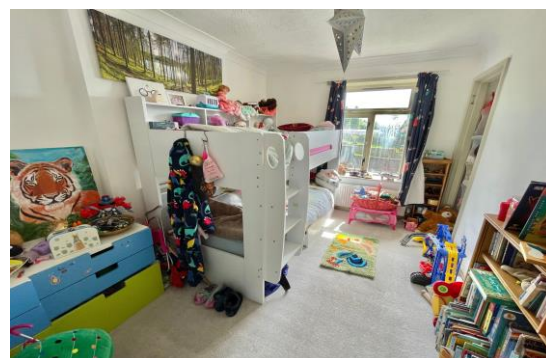
Bedroom Two: 12' 5" x 8' 9" (3.78m x 2.66m),
Window to front, radiator.

Outside: Off road parking leading to detached garage. Gated access into the front, lawned gardens with flower borders, walled and fenced boundaries. A gateway leads to a second garden area to the side of the property.

Detached Garage: Wooden double doors, door and window to the side, power and light.

Outhouse: 13' 6" x 9' 3" (4.11m x 2.82m), Part glazed door, window, power and lighting.

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

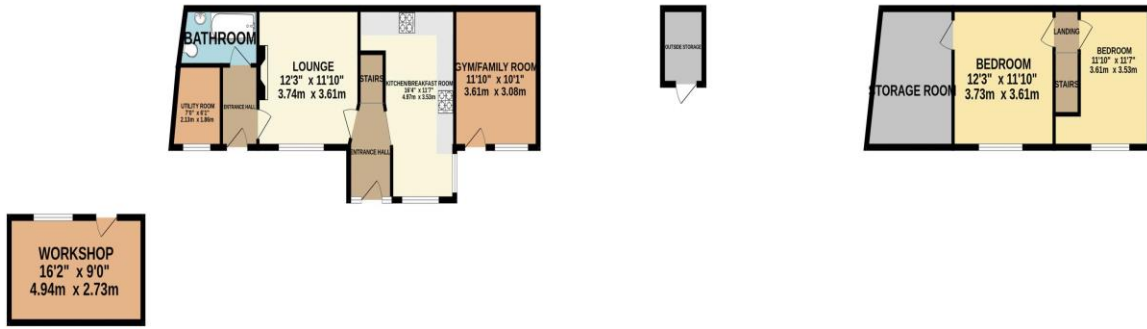


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

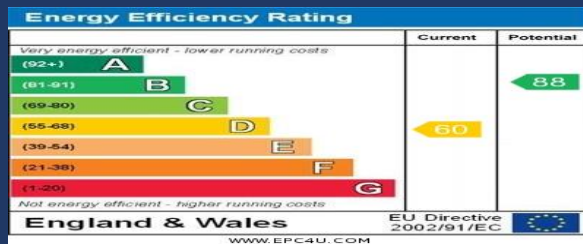
GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 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.
Made with Metropix ©2023



PASSIONATE
ABOUT
Property
SINCE 1982