



FREEHOLD

£245,000



25 WEST VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 2EP

- **THREE BEDROOMS**
- **GAS CENTRAL HEATING**
- **GARAGE**
- **LEVEL WALKING DISTANCE TO TOWN CENTRE**
- **KITCHEN/DINER**
- **DOUBLE GLAZING**
- **SOUTH FACING GARDENS**
- **NO ONWARD CHAIN**

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SITUATED IN A POPULAR AND ESTABLISHED LOCATION, A SPACIOUS AND WELL MAINTAINED THREE BEDROOM SEMI-DETACHED HOUSE WITH SOUTH FACING GARDENS AND NO ONWARD CHAIN.

The market town 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 approximately 14 miles away and surrounding areas.

A wider range of facilities are 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.

Front door to -

Hall: Radiator.

Lounge: 15' 0" x 11' 5" (4.57m x 3.48m), Radiator, window to front.

Kitchen/Diner: 14' 10" x 10' 0" (4.52m x 3.05m), Fitted at wall and base level, sink unit, tiled splash backs, plumbing for automatic washing machine, window to rear, storage cupboard, gas boiler, door and glazed side panel to -



Rear Porch: 5' 9" x 5' 1" (1.75m x 1.55m), Of half glazed construction, door to gardens,

First Floor Landing: Loft access, airing cupboard.

Bedroom One: 12' 8" x 8' 3" (3.86m x 2.51m), Window to front, fitted wardrobes, top box storage, radiator.

Bedroom Two: 11' 2" x 8' 3" (3.40m x 2.51m), Window to rear, radiator.



Bedroom Three: 8' 4" x 6' 4" (2.54m x 1.93m),
Window to front, radiator.

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

Outside: Paved front, side pedestrian access to rear South facing gardens with patio, lawned area, greenhouse, herbaceous borders. Garage En-bloc.

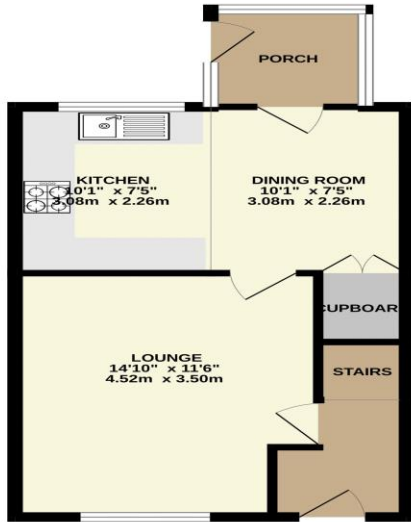
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



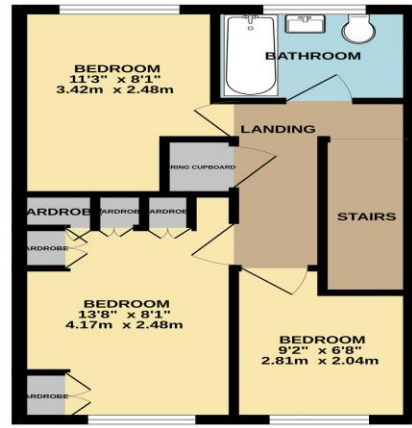
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.

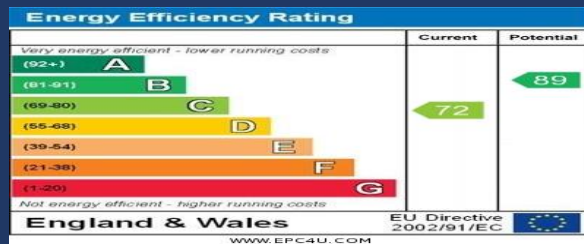


1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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