



FREEHOLD

Guide Price £114,500



**21 STEAM MILLS, CINDERFORD, GLOUCESTERSHIRE,
GL14 3JD**

- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM
- UPVC DOUBLE GLAZING
- COURTYARD GARDEN
- LOUNGE
- BATHROOM
- CALOR GAS CENTRAL HEATING

www.kjtresidential.co.uk

21 STEAM MILLS, CINDERFORD, GLOUCESTERSHIRE, GL14 3JD

AN ATTRACTIVE TWO BEDROOM END-TERRACED COTTAGE, SITUATED IN THE VILLAGE OF STEAM MILLS. NO ONWARD CHAIN.

Steam Mills has a primary school and is near to the Forest of Dean Campus, with access into the Forest on your doorstep. Situated on the outskirts of the market town of Cinderford which offers a range of amenities to include shops, post office, supermats, 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):

Entrance door into -

Lounge: 15' 6" (into reveals) x 10' 8" (4.72m x 3.25m), The measurements include stairs, radiator, uPVC double glazed window to front.

Kitchen/Breakfast Room: 13' 10" x 9' 0" max. (4.21m x 2.74m max), Fitted at wall and base level with contemporary styled units, tiled floor, tiled splash backs, fitted oven and hob with hood over, sink unit, plumbing for automatic washing machine, window to rear, radiator.

Rear Lobby: Part glazed door to courtyard, tiled floor, window to side.



Bathroom: Comprising white suite, bath with shower over, low level w.c., pedestal wash hand basin, radiator, tiled floor, window to side.

First Floor Landing: Off which is -

Bedroom 1: 13' 2" x 10' 8" (4.01m x 3.25m), Two windows to front, radiator.

Bedroom 2: 13' 5" x 9' 0" (4.09m x 2.74m), Built in cupboard with wall mounted Worcester combination boiler, radiator, window to rear.



Outside: L-shaped courtyard, with access to side.

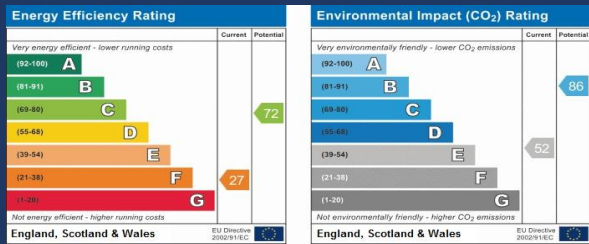
Services: Mains water, electric and drainage connected to the property. The heating system and services where applicable have not been tested.

Outgoings: Council Tax Band A.



FROM CINDERFORD TAKE THE A4151 HEADING OUT OF TOWN TO THE NORTH, THE FIRST VILLAGE YOU COME TO IS STEAM MILLS. CONTINUE PAST THE GARAGE ON YOUR RIGHT WHERE THE PROPERTY CAN BE FOUND A FURTHER 100 YARDS ON YOUR RIGHT BEHIND A SMALL GREEN.

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.



PASSIONATE
ABOUT
Property
SINCE 1982