



LEASEHOLD

£105,000



**104B, HIGH STREET, CINDERFORD, GLOUCESTERSHIRE,
GL14 2SZ**

- TWO BEDROOMS
- KITCHEN
- COURTYARD
- IDEAL INVESTMENT
- LIVING ROOM
- BATHROOM
- OFF ROAD PARKING
- CIRCA £6,500 PER ANNUM RENTAL POTENTIAL

www.kjtresidential.co.uk

A TWO BEDROOM GROUND FLOOR APARTMENT, NEAR TO A MAJOR EMPLOYMENT AREA.

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 -

Kitchen: 11' 4" x 9' 0" (3.45m x 2.74m), Fitted at wall and base level providing worktop and storage space, sink unit, night storage heater, tiled splash backs, window.

Lounge: 12' 0" x 8' 0" (3.65m x 2.44m), Window, night storage heater, fitted cupboards, t.v point.

Rear Hall: Night storage heater, fitted cupboards, telephone point.



Bedroom 1: 10' 2" x 9' 8" average (3.10m x 2.94m), Window, night storage heater.

Bedroom 2: 8' 0" x 8' 0" (2.44m x 2.44m), Window, electric convector heater.

Bathroom: Three piece suite, tiled splashbacks, electric convector heater, extractor.

Outside: Courtyard and off road parking.



Services: Mains water, electricity and drainage. The heating system and services where applicable have not been tested.

Outgoings: Council Tax Band A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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
