



**FREEHOLD**

**£285,000**



## **8 DOUBLE VIEW, CINDERFORD, GL14 2DD**

- CLOAKROOM
- KITCHEN/DINING ROOM
- BATHROOM
- GARAGE
- LOUNGE
- THREE BEDROOMS
- GARDEN
- PARKING

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## 8 DOUBLE VIEW, CINDERFORD, GL14 2DD

A THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN A POPULAR AREA OF CINDERFORD WITHIN WALKING DISTANCE OF SHOPPING FACILITIES, AMENITIES AND BUS STATION. THE MARKET TOWN OF CINDERFORD OFFERS A RANGE OF AMENITIES TO INCLUDE SHOPS, POST OFFICE, SUPERMARKETS, LIBRARY, HEALTH CENTRE, COMMUNITY HOSPITAL, 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.

### RECEPTION HALL :

Radiator, door to front

### CLOAKROOM:

With close couple W.C, wash hand basin, window to front.

**LOUNGE:** Period style fireplace with gas fire inset, radiator, stairs to first floor and window to front.

**KITCHEN/DINING ROOM:** Extensive range of base and eye level storage units with worktop space incorporating single drainer 1½ colour coordinated sink unit, fitted electric oven, four ring hob and extractor hood, plumbing for automatic washing machine, wood laminate floor, window and door to rear.

**STAIRS TO FIRST FLOOR LANDING:** Airing cupboard with hot water tank, access to loft space and window to side

**BEDROOM ONE:** Radiator and window to front



**BEDROOM TWO:** Radiator, open wardrobe space and window to rear

**BEDROOM THREE:** Double wardrobe, radiator and window to front

**BATHROOM:** Three piece suite comprising of panelled bath with Mira sport shower unit over, close couple W.C, pedestal ash hand basin, radiator and window to rear.

**OUTSIDE:** Open plan garden with lawn and shrubs to front, enclosed garden to rear with generous patio area and split-level lawn. Attached single garage with light weight up and over door, power and lighting and parking on hard standing



**SERVICES: All mains services. Gas central heating. THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

**VIEWING: STRICTLY BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.**



**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 833333**



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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