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PROPERTIES
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7 Southwood Close, Cinderford, GL14 2PR

Guide Price £225,000



FREEHOLD

Guide Price £225,000

CONSTRUCTED CIRCA 1948 A SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH A LARGE, LEVEL GARDEN PLOT SITUATED IN A QUIET CUL DE SAC WITHIN WALKING DISTANCE OF THE TOWN WITH IMMENSE POTENTIAL TO FURTHER DEVELOP THE GARDEN AND HOUSE TO YOUR OWN STYLE AND TASTE

Property Description

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 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.

ENTRANCE HALL: radiator, stairs off.

LOUNGE: 17' 4" x 11' 2" (5.28m x 3.40m), windows to front, radiator, feature fireplace, open plan to

DINING ROOM: 8' 10" x 8' 0" (2.69m x 2.44m), window to rear, radiator, open plan to

KITCHEN: 14' 5" x 9' 6" (4.39m x 2.89m), fitted with a range of base and eye level units, electric cooker point, radiator, extractor fan, power points, window to rear, built-in cupboard, door to

UTILITY/STORE ROOM: 18' 1" x 7' 5" (5.51m x 2.26m), radiator, sink unit, power points, door and window to side, access to

CLOAKROOM: with WC, window to side.

STAIRS TO FIRST FLOOR LANDING: airing cupboard, loft access, window to side.

BEDROOM ONE: 13' 8" x 8' 0" (4.16m x 2.44m), window to rear, radiator, built-in wardrobe.

BEDROOM TWO: 13' 8" x 11' 2" (4.16m x 3.40m), window to front, radiator.

BEDROOM THREE: 9' 6" x 9' 5" (2.89m x 2.87m), window to front, radiator.

SHOWER/WET ROOM: WC, wash hand basin, shower, window to rear.

OUTSIDE: generous lawned gardens to the front, side and rear, close boarded fencing in part, garden shed.

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

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'B'.

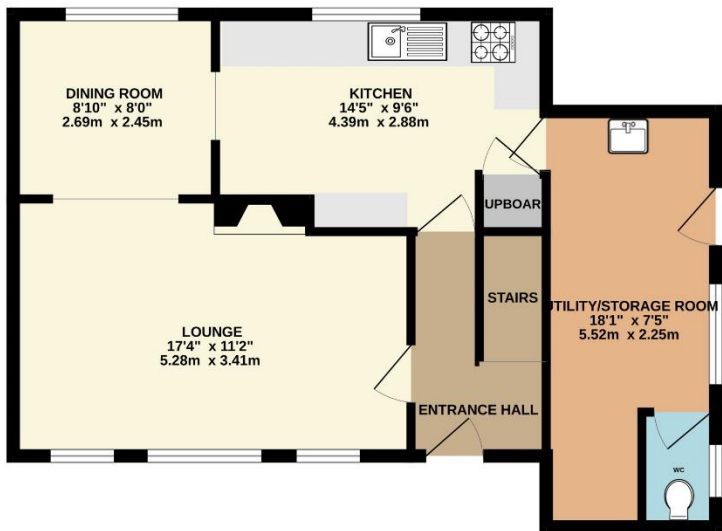


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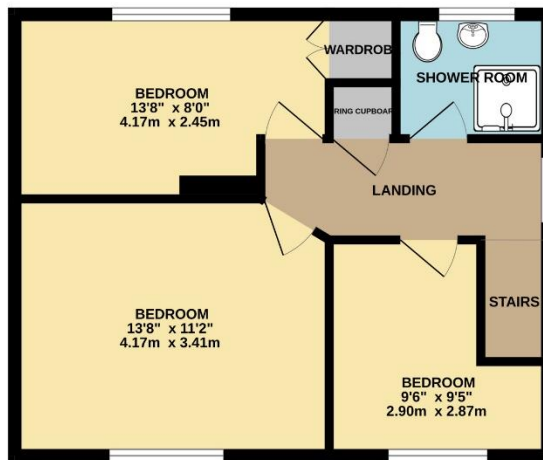
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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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