



FREEHOLD

£180,000



**26A UPPER BILSON ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2TH**

- MID TERRACE COTTAGE
- LOUNGE
- FAMILY BATHROOM
- DOUBLE GLAZING
- GARDENS
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- GAS CENTRAL HEATING
- OFF ROAD PARKING

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KJT ARE PLEASED TO OFFER THIS THREE BEDROOM COTTAGE SITUATED A SHORT WALK FROM THE TOWN.

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.

UPVC (colour coded) front door with glass insert to -

Kitchen/Breakfast Room: 18' 10" x 9' 8" (5.74m x 2.94m), Double glazed window to front, range of wall and base units, cooker point, sink unit, plumbing for automatic washing machine, tiled floor.

Lounge: 17' 3" x 11' 7" (5.25m x 3.53m), French doors to garden, wood effect floor, T.V. point, gas fire.

From Kitchen, stairs to -



First Floor Landing: Access to loft.

Bedroom One: 10' 7" x 10' 5" (3.22m x 3.17m), Double glazed window to front, radiator, T.V. aerial.

Bedroom Two: 10' 2" x 9' 0" (3.10m x 2.74m), Double glazed window to rear, radiator.

Bedroom Three: 8' 8" x 8' 4" (2.64m x 2.54m), Double glazed window to rear, radiator.



Family Shower Room: Suite comprising low level W.C., wash basin and large shower cubicle.

Outside: Gardens are to the rear, there is a lawn with shrub and flower borders, a garden shed and access to area for off road parking.

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.

01594 823033

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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PASSIONATE
ABOUT
Property
SINCE 1982