



Offers in the Region Of
£295,000



3 LAMB LANE, CINDERFORD, GLOUCESTERSHIRE, GL14 2RN

- DETACHED COTTAGE
- TWO RECEPTION ROOMS
- KITCHEN
- GOOD SIZED GARDENS
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- RECEPTION HALL/STUDY
- UTILITY ROOM
- TWO DETACHED GARAGES
- NO ONWARD CHAIN

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3 LAMB LANE, CINDERFORD, GLOUCESTERSHIRE, GL14 2RN

RIPE FOR AN EXCITING REDEVELOPMENT, THIS THREE BEDROOM DETACHED COTTAGE WITH LARGE GARDENS, GARDENS AND PARKING FOR NUMEROUS VEHICLES.

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.

French style glazed panel doors to -

Entrance Porch: Windows to front and side, door to -

Reception Hall/Study: 9' 10" x 6' 9" (2.99m x 2.06m), Radiator, door to -

Lounge: 12' 0" x 10' 2" (3.65m x 3.10m), Feature stone fireplace and wall, radiator, window to front with views, door to -



Inner Hallway: 10' 2" x 8' 5" (3.10m x 2.56m), Stairs to first floor, radiator, storage cupboard with shelving, window to rear door to -

Dining Room: 11' 10" x 10' 1" (3.60m x 3.07m), Inset living gas flame fire, wall mounted gas boiler providing central heating and domestic hot water, radiator, window to rear and window to side with views.

From Inner Hallway, two steps up to -

Kitchen: 14' 10" x 7' 4" (4.52m x 2.23m), Fitted at wall and base level providing worktop and storage space, sink unit, tiled surround, electric double oven and hob with extractor over, space for under-counter fridge, radiator, windows to front and side, door -



Rear Hall: Sliding door to -

Utility: 7' 10" x 4' 3" (2.39m x 1.29m), Sink unit, tiled splash-back, wall mounted cupboard, plumbing for automatic washing machine, space for freezer, space for tumble dryer, single radiator, window to rear.

First Floor Landing:

Bedroom One: 13' 7" x 10' 9" (4.14m x 3.27m), Built-in wardrobes and dressing table, radiator, loft access, window to front with views, door to -

Bedroom Three: 10' 8" x 7' 5" (3.25m x 2.26m), Radiator, window to front with views.

Bedroom Two: 12' 8" x 10' 1" (3.86m x 3.07m), Radiator, built-in wardrobe, window to side with views.

Family Bathroom: Three piece suite comprising panelled bath with over-bath shower, W.C., wash hand basin, part tiled walls, airing cupboard, radiator Velux roof light.

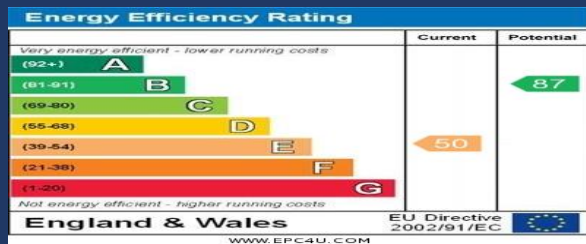
Outside: Gated access to front garden which is laid to patio with flower borders, walled surround. To the side of the property a path leads to the rear. Steps and a paved pathway lead along the back of the property to the back door.

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



PASSIONATE
ABOUT
Property
SINCE 1982