



FREEHOLD

£209,999



9 STATION STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2JT

- TWO DOUBLE BEDROOMS
- LOUNGE
- CONSERVATORY
- SHOWER ROOM
- MODERN FITTED KITCHEN/DINER
- NEWLY FITTED BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- POTENTIAL OFF ROAD PARKING

www.kjtresidential.co.uk

THIS LITTLE COTTAGE MAY LOOK A BIT PLAIN FROM THE OUTSIDE BUT INSIDE IS A LIGHT AND SPACIOUS HOME WITH MODERN FITTED KITCHEN AND BATHROOM AND TWO DOUBLE BEDROOMS. THE REAR GARDENS ARE VERY PRIVATE AND A SUNTRAP SO WELL WORTH A LOOK.

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

UPVC Front door to -

Lounge: 11' 6" x 11' 4" (3.50m x 3.45m), Window to front, attractive period style fireplace with wooden surround and tiled hearth with electric wood burner effect fire, wood effect flooring, radiator.

Kitchen/Diner: 17' 5" x 15' 0" (5.30m x 4.57m), Kitchen and Dining Room are open planned with windows to side and door to Conservatory. Feature wood burner with wooden surround and tiled hearth. radiator, wood effect flooring.

Conservatory: 7' 6" x 6' 5" (2.28m x 1.95m), UPVC double glazed with door to garden.



First Floor Landing: Gallery style, access to loft which is boarded.

Bedroom One: 11' 5" x 11' 3" (3.48m x 3.43m), Window to front, radiator.

Bedroom Two: 10' 5" x 7' 6" (3.17m x 2.28m), Window to rear with pleasant outlook, radiator, airing cupboard housing Worcester gas boiler for central heating and domestic hot water.

Bathroom: Window to side, newly fitted suite comprising low level W.C., wash hand basin, tiled splash-backs, large corner shower, wood effect flooring, radiator, shaving point, spot lighting, extractor fan.



Outside: To the front is a courtyard garden with gated side access. Double gates to driveway giving access to rear garden. To the rear is a paved patio - ideal for outdoor seating, a pathway leads to a lawned area with mature trees and shrubs and garden shed.

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



*This Floor Plan is for illustration purposes only.



PASSIONATE
ABOUT
Property
SINCE 1982