



**FREEHOLD**

**£359,950**



## **3 ORCHARD GATE, CINDERFORD ROAD, BLAKENEY, GLOUCESTERSHIRE, GL15 4EG**

- **THREE BEDROOMS**
- **FITTED KITCHEN**
- **GARAGE & OFF ROAD PARKING**
- **VIEWING ESSENTIAL**
- **LANDSCAPED GARDEN**
- **LOUNGE & CONSERVATORY**
- **SOLAR PANELS & SECURITY SYSTEM**
- **VACANT - NO ONWARD CHAIN**
- **CLOSE TO OPEN WOODLAND WALKS**
- **QUIET CUL DE SAC LOCATION**

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# 3 ORCHARD GATE, CINDERFORD ROAD, BLAKENEY, GLOUCESTERSHIRE, GL15 4EG

## A DETACHED THREE BEDROOM BUNGALOW RARELY AVAILABLE TO THE MARKET IN THIS POPULAR WELL SERVED VILLAGE.

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.

Part glazed front door to -

**Entrance Hall:** Radiator, loft access, airing cupboard.

**Lounge:** 17' 0" x 11' 9" (5.18m x 3.58m), Dual aspect windows to front and side, feature fireplace, radiator.

**Kitchen:** 10' 0" x 8' 8" (3.05m x 2.64m), Window to front, fitted with a range of modern matching base and eye level units, worktop space, tiled splash-backs, built-in gas hob, electric oven and grill, extractor hood, radiator.



**Bedroom One:** 12' 4" x 8' 9" (3.76m x 2.66m), Window to rear, radiator.

**Bedroom Two:** 11' 9" x 8' 7" (3.58m x 2.61m), Patio doors to Conservatory, radiator, fitted wardrobes.

**Bedroom Three:** 9' 0" x 8' 9" (2.74m x 2.66m), Window to side, radiator.

**Conservatory (Off Bedroom Two):** 19' 8" x 6' 9" (5.99m x 2.06m), Fully glazed, tiled floor.



**Shower Room:** Comprising W.C., wash hand basin, shower cubicle, range of built-in bathroom furniture, tiled splash-backs, extractor fan, window to side.

**Outside:** To the front a tarmacadam drive/parking area leading to the garage, ornamental garden with flower borders and open plan lawn. The rear garden is enclosed and level having a sunny aspect, mature flower beds, outside light and water supply.

**Detached Garage: 18' 4" x 8' 2" (5.58m x 2.49m),** Up and over door, power and lighting, personal door to side, window to rear.

**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



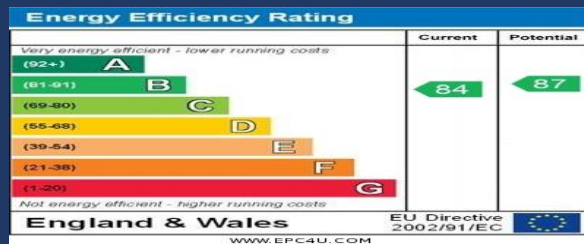
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, considerable variations in floor levels, wall thickness and door swings are allowed for in the floorplan. It is recommended that you verify the perimeter measurements. The floor plan is for information only and does not constitute an offer of any property. It is not to be used as a basis for any legal proceedings. Made with AutoCAD 2012.



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