



**FREEHOLD**

**£199,999**



**120 OAK WAY, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE,  
GL14 3PG**

- TWO DOUBLE BEDROOMS
- LOUNGE
- BATHROOM
- PARKING AVAILABLE
- KITCHEN/BREAKFAST ROOM
- OIL CENTRAL HEATING
- ATTACHED OUTBUILDING
- LOVELY OUTLOOK TO REAR

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

# 120 OAK WAY, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3PG

## KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS TWO BEDROOM MID TERRACE HOUSE IN THE HISTORIC VILLAGE OF LITTLEDEAN WITH ITS RANGE OF LOCAL AMENITIES.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

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.

Canopied entrance porch and double glazed door to -

**Entrance Hall:** Under-stairs store area, radiator, laminate floor.

**Lounge:** 11' 10" x 10' 8" (3.60m x 3.25m), Double glazed bay window to front, radiator, T.V. point.

**Kitchen:** 8' 6" x 14' 9" (2.59m x 4.49m), Base cupboards provide storage and worktop space, two built-in store cupboards, electric cooker point, plumbing for washing machine, radiator, window to rear, door to outbuilding.



Stairs to -

**First Floor Landing:** Built-in airing cupboard, access to loft.

**Bedroom One:** 14' 1" x 9' 9" (4.29m x 2.97m), Double glazed window to front, built-in wardrobe, radiator.

**Bedroom Two:** Double glazed window to rear with views of open fields, radiator.



**Bathroom:** Bath with shower over, wash hand basin, low level W.C., radiator, two double glazed windows to rear.

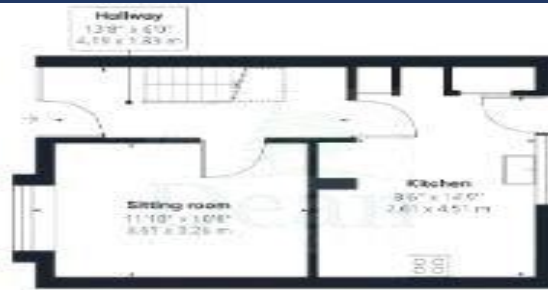
**Outside:** Pedestrian gate access at the front with steps leading down to the front door, decorative stone garden. To the rear, steps from the communal car park lead up to the pedestrian gate which gives access to the enclosed patio, oil boiler and tank.

**Services:** Mains water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.

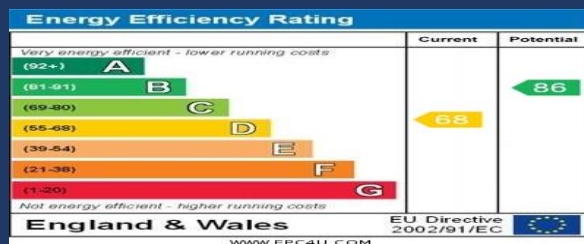


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**



Floor 1 - Building 1



PASSIONATE  
ABOUT  
*Property*  
SINCE 1982