



FREEHOLD

£400,000



7 ABBOTS ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BN

- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **GAS CENTRAL HEATING**
- **PLANNING PERMISSION FOR IMAGINATIVE 250 SQ. FT. EXTENSION**
- **DOUBLE GLAZING**
- **GOOD SIZED GARDENS**
- **OFF ROAD PARKING**

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WITH SUPERB DOUBLE VIEWS OF BOTH THE SEVERN ESTUARY AND ACROSS THE FOREST OF DEAN TOWARDS THE BLACK MOUNTAINS INCLUDING THE SKIRRID AND SUGAR LOAF, A SPACIOUS THREE BEDROOM DETACHED 1930'S BUILT HOUSE WITH PLANNING PERMISSION AND WORK WELL UNDERWAY FOR A LARGE KITCHEN/LIVING ROOM EXTENSION WITH FANTASTIC GLASS WALL. THE PROPERTY HAS RECENTLY BEEN RE-WIRED, RE-ROOFED AND NEW CENTRAL HEATING SYSTEM INSTALLED LEAVING JUST THE EXTENSION TO COMPLETE TO MAKE INTO A LOVELY HOME WITH SUPERB VIEWS.

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.

Glazed entrance door to -

Outer Hall: Tiled floor, glazed door with side panels.

Hall: Radiator, under-stairs storage cupboard.

Lounge: 14' 4" x 14' 0" (4.37m x 4.26m), Fireplace, bay window to front with superb views, radiator.



Dining Room: 14' 0" x 14' 0" (4.26m x 4.26m), Fireplace with brick hearth, wood-burning stove, radiator, French doors through to -

Partially constructed extension: See plans in photos.



REAR ELEVATION WEST

Kitchen/Breakfast Room: 10' 9" x 10' 0" (3.27m x 3.05m), Fitted at wall and base level providing worktop and storage space, sink unit, double oven with hob and hood over, tiled splash-backs, breakfast bar, window to side, door through to -



Proposed to convert to Utility room and downstairs shower room (see plans).

First floor stairs to -

Galleried Landing: Off which is -

Bedroom One: 14' 4" x 12' 0" (4.37m x 3.65m), Bay window with fantastic views across the Severn Estuary, radiator.



Bedroom Two: 14' 4" x 12' 0" (4.37m x 3.65m), Window to rear with fantastic views across the Forest of Dean to the Welsh Mountains beyond, radiator.

Bedroom Three: 9' 11" x 8' 3" (3.02m x 2.51m), Window to front with fantastic views of the Severn Estuary, radiator.



Bathroom: Recently upgraded. With bath, vanity wash hand basin with shelving over, W.C., tiling to walls, walk-in shower with tiled floor, walls and shower.

Outside: The front of the property is approached via a brick paved driveway, lawned area and herbaceous borders, with fine views. The brick paved drive leads to the side of the property leading to the rear of the property with partially constructed extension, lawns with herbaceous borders and conifer screen with archway leading to utility area with garden shed and original air raid shelter.



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

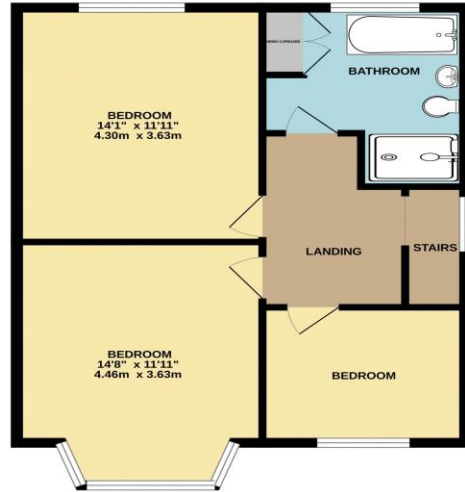
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.

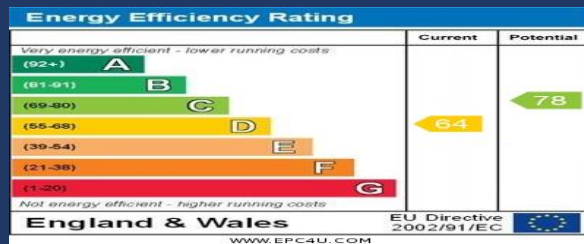


1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 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