



**FREEHOLD**

**£279,950**



## **38 WOODSIDE STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2NS**

- **THREE BEDROOMS**
- **KITCHEN**
- **CABIN/HOME OFFICE**
- **DOUBLE GARAGE**
- **OFF ROAD PARKING**
- **TWO RECEPTION ROOMS**
- **BATHROOM & SEPARATE W.C.**
- **100' REAR GARDEN**
- **OUTBUILDINGS**
- **SYMPATHETICALLY MODERNISED**

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**KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE THIS THREE BEDROOM ATTACHED COTTAGE WHICH HAD BEEN SYMPATHETICALLY MODERNISED TO PROVIDE MUCH CHARM AND CHARACTER AND HAS TWO RECEPTION ROOMS, KITCHEN, BATHROOM WITH SEPARATE W.C, DOUBLE GARAGE, USEFUL WORKSHOP AND A CABIN/HOME OFFICE IN THE ATTRACTIVE 100' GARDENS.**

The market town 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 approximately 14 miles away and surrounding areas.

A wider range of facilities are 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.

Entrance door through to -

**Lounge: 12' 0" x 9' 4" (3.65m x 2.84m),** Fireplace with wood burning stove, window to front, radiator.

**Dining Room: 12' 0" x 12' 0" (3.65m x 3.65m),** Original Forest stone fireplace with wood burning stove, oak flooring, window to rear, radiator.

**Kitchen: 11' 9" x 7' 0" (3.58m x 2.13m),** Fitted at wall and base level with attractive Shaker style units, French sink, hardwood worktops, tiled splash-backs, extractor, plumbing for dishwasher and washing machine, gas boiler for domestic hot water and central heating, Victorian style radiator, oak flooring, door and window to side.



First floor stairs to -

**Bedroom One: 12' 0" x 9' 4" (3.65m x 2.84m),** Window to front, radiator, exposed original flooring.

**Bedroom Two: 12' 0" x 7' 7" (3.65m x 2.31m),** Window to rear, radiator, original flooring.

**Separate W.C.:** Window and W.C.



**Bathroom:** Freestanding rolled top cast iron bath, French style sink and large shower enclosure with dual shower heads, Wainscote, Victorian style towel rail radiator, tiled floor & tiling to walls.

From the Landing, further set of stairs takes you to -

**Bedroom Three: 11' 10" x 10' 5" (3.60m x 3.17m),** Window to rear, radiator. AGENT'S NOTE: In places, of limited head height.

**Outside:** Immediate to the front of the property is a courtyard. To the side is a block-paved driveway leading to Double Garage Block which is split into three sections. Garage One being 17' x 8'8 (5.18m x 1.63m), Garage Two being 16' x 8'9 (4.88m x 2.67m), and Workshop being 17' x 5'4 (5.18m x 2.64m). Rear gardens are approx. 100ft in length. There is an outside W.C. and outhouse with power and light and Cabin/Home office which is approx. 18' x 12' with power & light and a wood burning stove - potential air B & B. The attractive gardens are a feature of the property with large flagstone patio, pergola with sunken seating area, vegetable plot with raised beds, orchard area, further upper patio, lots of seating areas, greenhouse and tin shed

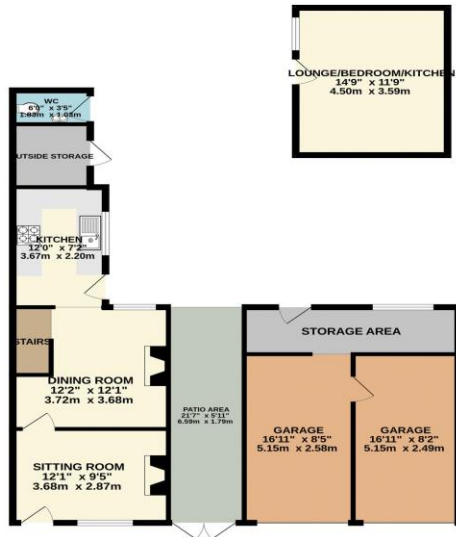
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



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**

GROUND FLOOR  
3003 sq.ft. (277.8 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.

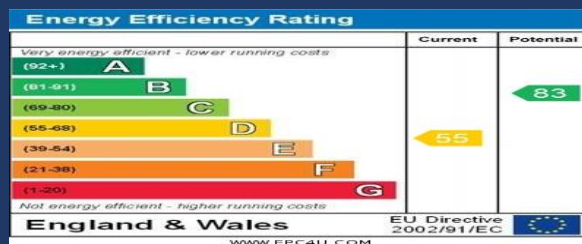


2ND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 1726 sq.ft. (160.4 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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ABOUT  
*Property*  
SINCE 1982