



**FREEHOLD**

**£269,950**



## **1 HAZELDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 2ND**

- **THREE BEDROOMS**
- **UTILITY AREA**
- **DOUBLE GLAZING**
- **INVESTMENT INCOME**
- **LIVING/DINING AREA**
- **DOWNSTAIRS W.C.**
- **GAS CENTRAL HEATING**
- **GOOD LOCATION FOR FUTURE LETTINGS**

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# 1 HAZELDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 2ND

**KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE A SPACIOUS THREE BEDROOMED SEMI-DETACHED HOUSE CURRENTLY FULLY LET AND PRODUCING £1,487PCM WHICH IS AN APPROXIMATE YIELD OF 6.5% - ITS PROXIMITY TO CINDERFORD COMMERCIAL AREA, NEW HOSPITAL AND COLLAGE PROVIDING A READY SUPPLY OF POTENTIAL TENANTS.**

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, 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.

**Hall:** Off which is -

**Downstairs W.C.:** Two piece suite.

**Living/Dining Room:** 18' 7" x 12' 5" (5.66m x 3.78m), Open plan living area with window and French doors to garden, radiators, open plan to -



**Kitchen:** 9' 9" x 8' 9" (2.97m x 2.66m), Range of high gloss contemporary units, sink unit, oven and hob with hood over, attractive tiling, downlighters and under-unit lighting, window to front.

First floor stairs to -

**Landing:** Off which is-

**Utility Cupboard:** Plumbing for automatic washing machine.

**Bedroom One:** 11' 11" x 9' 10" (3.63m x 2.99m), Window, radiator.



**Bedroom Two: 10' 3" x 10' 2" (3.12m x 3.10m),**  
Window, radiator.

**Bedroom Three: 8' 3" x 8' 3" (2.51m x 2.51m),**  
Window, radiator.

**Shower Room:** Shower cubicle, attractive tiling to walls, vanity wash hand basin, window, towel rail radiator.

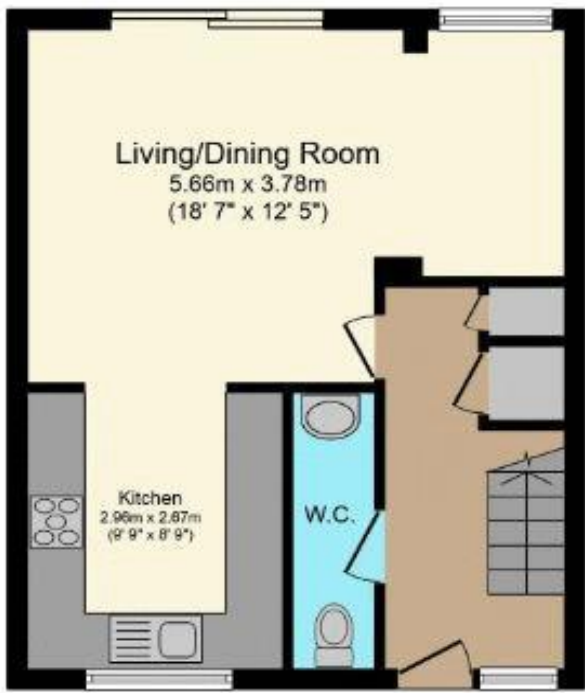
**Outside:** To the front of the property are lawns, herbaceous borders and a large gravelled parking area. The rear has a decked area, lawned area and herbaceous borders.

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

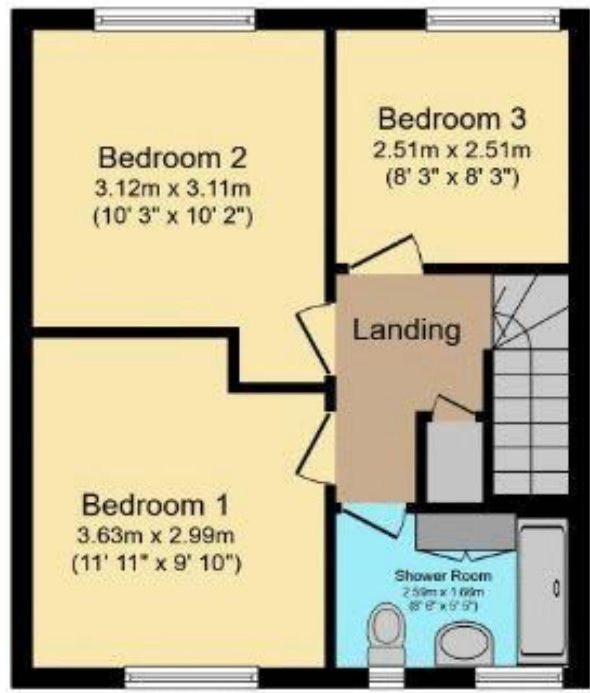


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

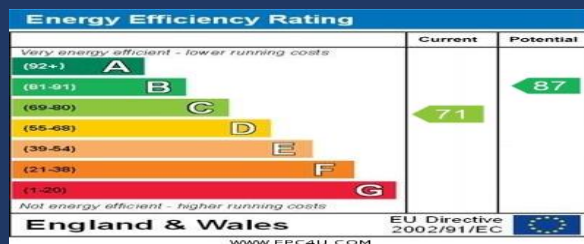
**01594 823033**



Ground Floor



First Floor



PASSIONATE  
ABOUT  
*Property*  
SINCE 1982