



FREEHOLD

£245,000



**7 HASTINGS ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2HL**

- TWO BEDROOMS
- PRIVATE GARDENS
- GAS CENTRAL HEATING
- WOODBURNIG STOVE
- DOUBLE GLAZING
- CONVENIENT LOCATION
- OFF ROAD PARKING
- IDEAL FIRST TIME BUY/HOLIDAY HOME

www.kjtresidential.co.uk

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THIS SEMI-DETACHED COTTAGE OOZES CHARM AND CHARACTER AND HAS BEEN TASTEFULLY DECORATED THROUGHOUT, OFFERING TWO BEDROOMS AND SET IN DELIGHTFUL GARDENS IN A TUCKED AWAY YET CONVENIENT LOCATION - IDEAL FIRST TIME BUY/HOLIDAY HOME.

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.

Glazed front door to -

Garden Room: 11' 8" x 6' 7" (3.55m x 2.01m),
Window to front, radiator, door to -

Hall: Tiled floor, gas boiler for central heating and domestic hot water, plumbing for washing machine.

Kitchen/Diner: 9' 0" x 9' 0" (2.74m x 2.74m),
Fitted at wall and base level, tiled floor, Metro tiled splash-back, fitted oven with electric hob, hardwood worktop, window overlooking gardens, plumbing for dish washer, beamed ceiling, stairs off.



Living Room: 12' 0" x 11' 3" (3.65m x 3.43m), Fireplace with solid fuel stove, exposed stone wall, beamed ceiling, window overlooking gardens, radiator, display alcove, glazed door to front.

Bathroom: Paneled bath, over-bath shower, close box W.C., vanity ash hand basin, fitted mirrors, tiling to wall and floor, towel rail radiator, window.

Bedroom One: 12' 3" x 11' 2" (3.73m x 3.40m), Loft access, display fireplace, window overlooking gardens, radiator.

Bedroom Two: 8' 10" x 6' 0" (2.69m x 1.83m), Window overlooking gardens, radiator, built-in cupboard.



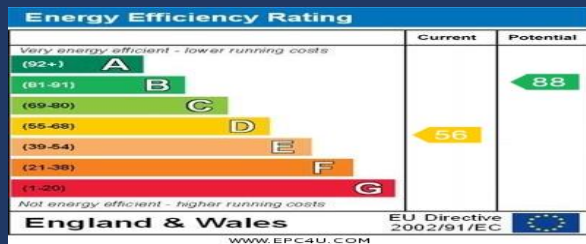
Outside: Outside and a feature of the property are the lovely sheltered and private gardens with patio, lawn, herbaceous borders, mature shrubs and trees. There is an area for off road parking and a covered seating area.

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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