



FREEHOLD

£275,000



**64 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
3BL**

- THREE BEDROOMS
- DOWNSTAIRS W.C.
- DOUBLE GLAZING
- FINE VIEWS FROM FIRST FLOOR
- TWO RECEPTION ROOMS
- CENTRAL HEATING
- GARDENS
- GARAGE & OFF ROAD PARKING

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS SPACIOUS THREE BEDROOMED 1930'S SEMI-DETACHED HOUSE, WITH GAS CENTRAL HEATING, GARAGE AND OFF ROAD PARKING. THE PROPERTY HAS LARGE DOWNSTAIRS ACCOMMODATION AND IS IN A POPULAR LOCATION WITH STUNNING VIEWS TO FIRST FLOOR ELEVATIONS.

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.

Front door to -

Porch: Oak door and side panel to -

Hall: Radiator, window to side.

Downstairs W.C.: Two piece suite, gas boiler for central heating and domestic hot water.



Lounge: 12' 0" x 12' 0" (3.65m x 3.65m), Bay window to front, radiator, display fireplace.

Dining Room: 14' 0" x 12' 0" (4.26m x 3.65m), Window and door to rear, radiator, display fireplace.

Kitchen/Dining Room: 22' 0" x 8' 0" widening to 9' 2" (6.70m x 2.44m), Fitted at wall and base level providing ample worktop and storage space, fitted oven and hob with hood over, plumbing for automatic washing machine and dishwasher, window to side, door to rear, tiling to floor, tiled splash-backs, radiator.

First floor stairs to -



Landing: Window to side.

Bedroom One: 12' 0" x 12' 0" (3.65m x 3.65m),
Bay window to front with panoramic views across the Forest of Dean to the Black Mountains.

Bedroom Two: 14' 0" x 11' 10" (4.26m x 3.60m),
Window to rear, radiator.

Bedroom Three: 8' 0" x 8' 0" (2.44m x 2.44m),
Window to front with views, radiator.

Bathroom: Three piece suite comprising bath, W.C. wash hand basin, radiator, towel rail radiator and 900 cm quadrant shower cubicle with shower.

Outside: Ample parking to front of property with potential for motor home/caravan. Driveway to side of property leads to garage. Rear having large patio area and lawned area. Outside W.C.

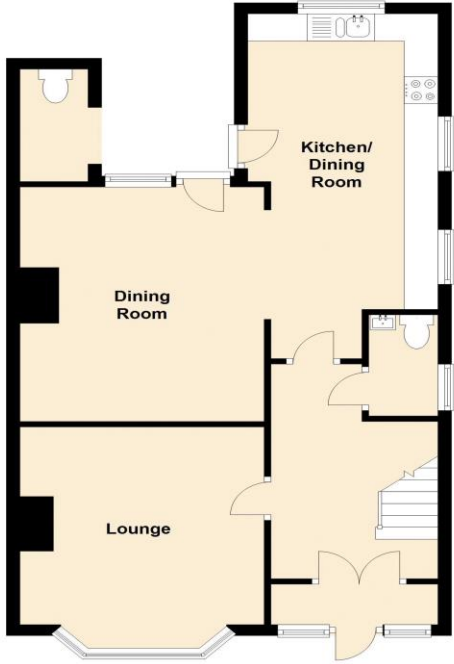
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



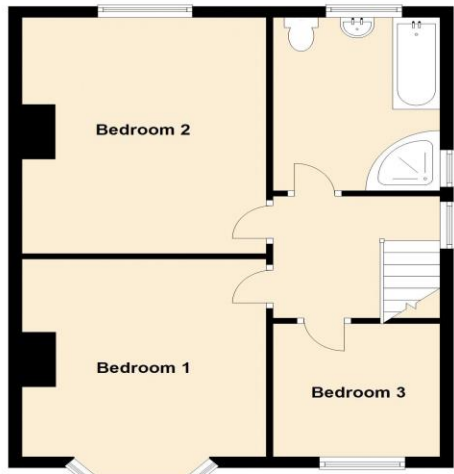
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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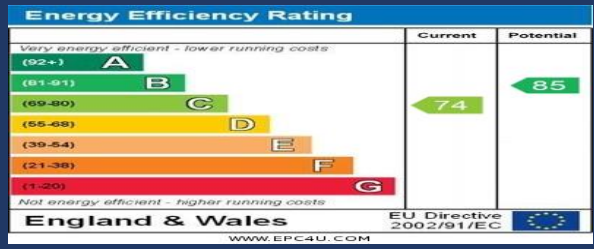
Ground Floor
Approx. 60.9 sq. metres (655.9 sq. feet)



First Floor
Approx. 50.0 sq. metres (537.7 sq. feet)



Total area: approx. 110.9 sq. metres (1193.7 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982