



FREEHOLD

£595,000



**19A ABBOTS ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
3BN**

- FIVE BEDROOMS
- SPACIOUS LIVING ROOM
- LARGE GARAGE
- SUPERB VIEWS
- DUAL FAMILY LIVING/POTENTIAL INCOME SOURCE
- SOLAR PANELS WITH FEED IN TARIFF
- GAS CENTRAL HEATING
- AMPLE OFF ROAD PARKING
- CONVENIENT LOCATION
- SOLAR THERMAL (FOR HEATING WATER)

www.kjtresidential.co.uk

19A ABBOTS ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BN

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS STAND OUT HOME IN ONE OF THE AREA'S MOST SOUGHT AFTER LOCATIONS OFFERING VERSATILE AND WELL MAINTAINED ACCOMMODATION WITH POTENTIAL FOR MULTI-GENERATIONAL LIVING OR INCOME SOURCE. THE PROPERTY IS UNUSUALLY SPLIT ON TWO LEVELS WITH BOTH LIVING ROOMS AND BEDROOMS ON EACH FLOOR, TAKING ADVANTAGE OF THE FANTASTIC DUAL ASPECT WITH VIEWS FROM THE COTSWOLDS TO THE BLACK MOUNTAINS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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.

Half glazed door to Porch with inner door and glazed side panel to -

Spacious Hall: Oak and glass staircase, radiator.

Downstairs Bedroom: 16' 2" x 10' 0" (4.92m x 3.05m), Bay window to front, radiator, fitted wardrobes. En-suite Bathroom 10' 0" x 6' 0" (3.05m x 1.83m) comprising bath with over-bath shower and screen, W.C., wash hand basin, tiling to walls, radiator, window.

Agent's Note: This part of the house has been a self contained flat.



Shower Room: 9' 10" x 5' 6" (2.99m x 1.68m), Shower cubicle, W.C., vanity wash hand basin, wall mounted room heater.

Bedroom: 10' 10" x 8' 0" (3.30m x 2.44m), Window to rear, electric radiator.

Bedroom (Living Room): 11' 0" x 10' 0" (3.35m x 3.05m), Window to rear, radiator.

Utility Room (Kitchen): 8' 0" x 7' 9" (2.44m x 2.36m), Sink unit, wall and base level units, tiled splash-backs, window to rear, door to rear, built-in cupboard.



First Floor:

Living Room: 22' 8" x 18' 2" (6.90m x 5.53m) x 10' 0" (3.05m), 'L' shaped, inset electric fire, radiators, Bay window to front with extensive views, part oak flooring.

Kitchen/Diner: 18' 2" x 10' 11" (5.53m x 3.32m), Fitted at wall and base level providing ample worktop and storage space, five ring gas hob, gas fired double oven, tiled splash-back, breakfast bar, down lighter, windows to rear with far reaching views.

Shower Room: 8' 0" x 5' 7" (2.44m x 1.70m), Sink unit, shower cubicle, W.C., towel rail radiator.

Bedroom: 17' 5" x 13' 6" (5.30m x 4.11m), Windows on all sides with views, radiator, fitted wardrobes.

Office/Bedroom: 9' 0" x 6' 0" (2.74m x 1.83m), Window with view, radiator.

Integral Garage: 18' 0" x 15' 0" (5.48m x 4.57m), Electric roller door, power and light, utility area with sink and plumbing for washing machine, door to rear.

Outside: To the front is ample off road parking for several vehicles, lawned area. The rear has private enclosed gardens with lawn, patio and herbaceous borders.

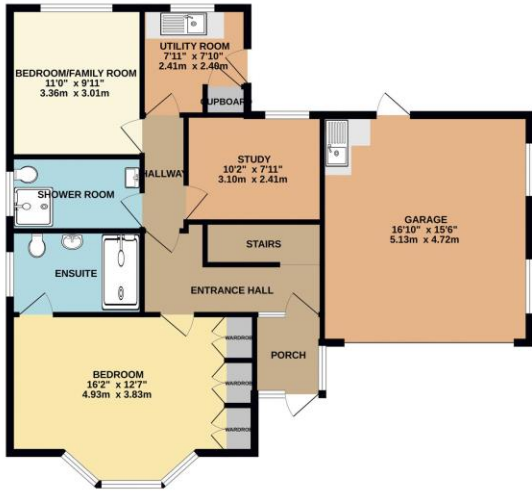
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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.

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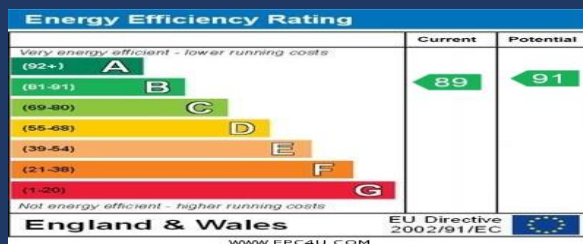
GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
954 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA: 1934 sq.ft. (179.7 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