



FREEHOLD

£195,000



31A BUCKSHAFT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3DS

- TWO BEDROOMS
- LARGE LIVING ROOM
- DOUBLE GLAZING
- IDEAL FIRST TIME BUY
- GAS CENTRAL HEATING
- WEST FACING GARDENS
- OFF ROAD PARKING

www.kjtresidential.co.uk

AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY WITH THIS MODERN TWO BEDROOMED END TERRACE HOME.

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 -

Hall: Radiator.

Kitchen: 9' 9" x 7' 9" (2.97m x 2.36m), Fitted at wall and base level, sink unit, gas oven and hob, plumbing for automatic washing machine and dishwasher, metro tiles, tiled floor, gas boiler for central heating and domestic hot water, window

From the Hall, steps down to -



Lounge: 14' 5" x 12' 0" (4.39m x 3.65m), Window to rear, radiator, French door to rear.

From the Hall, steps up to -

Landing:

Bedroom Two: 11' 0" x 7' 10" (3.35m x 2.39m), Skylight.



Bathroom: Three piece suite, over-bath shower and screen, skylight, towel rail radiator.

From the Landing, steps up to -

Bedroom One: 11' 6" x 9' 9" (3.50m x 2.97m), Radiator, two windows to front, two built-in cupboards.

Outside: Parking for two cars to the front, side pedestrian access to rear which has a patio and grasses 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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