



FREEHOLD

£275,000



**BEECHENHURST, 46 VICTORIA STREET, CINDERFORD,
GLOUCESTERSHIRE, GL14 2HR**

- FOUR BEDROOMS
- KITCHEN
- GOOD SIZED REAR GARDEN WITH POTENTIAL PLOT
- FAR REACHING VIEWS TO FRONT
- LOUNGE & SEPARATE DINING ROOM WITH CONSERVATORY OFF
- GARAGE & PARKING
- GAS CENTRAL HEATING

www.kjtresidential.co.uk

BEECHENHURST, 46 VICTORIA STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2HR

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS FOUR BEDROOM DETACHED DORMER BUNGALOW IN NEED OF MODERNISATION BUT HAVING THE POTENTIAL TO MAKE A FANTASTIC FAMILY HOME WITH THE BENEFIT OF A GARAGE AND OFF ROAD PARKING. THE GOOD SIZED REAR GARDEN HAS A POTENTIAL BUILDING PLOT SUBJECT TO PLANNING.

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.

Front door into -

Entrance Hall: Radiator.

Lounge: 15' 11" x 12' 8" (4.85m x 3.85m), Picture window to front with lovely view towards the wood, two radiators, T.V. point.

Bedroom One: 13' 5" x 11' 11" (4.09m x 3.64m), Again with a picture window to front with views, radiator.



Dining Room: 11' 9" x 10' 2" (3.59m x 3.09m), Radiator, double doors open into -

Conservatory: Door leading to garden.

Bathroom: Three piece suite, radiator.

Kitchen: 14' 10" x 12' 10" (4.53m x 3.91m), Range of wall and base units, sink unit, plumbing for automatic washing machine, three great sized store cupboards, radiator, window overlooking the garden, door to -



Hall: Door to outside, stairs to -

First Floor Landing: Cupboard, (halfway up the stairs is a store cupboard).

Bedroom Two: 16' 1" x 10' 11" (4.89m x 3.32m), Window to front with panoramic views, store cupboard and large cupboard housing gas boiler supplying central heating and domestic hot water.

Bedroom Three: 16' 1" x 10' 10" (4.9m x 3.3m), Again, window with views, store cupboard, wardrobe, radiator.

Bedroom Four: 10' 11" x 6' 0" (3.34m x 1.83m), Window to front with views again.

Cloakroom: Low level W.C., sink, radiator, window.

Outside: Drive to the side leading to a garage which has power and lighting, there are gardens to the front but the gardens lie predominantly to the rear and are generous in size. There is potential for a building plot subject to planning, there is a patio and areas of mature shrubs and plants and a lawned area. The top of the garden has beautiful views

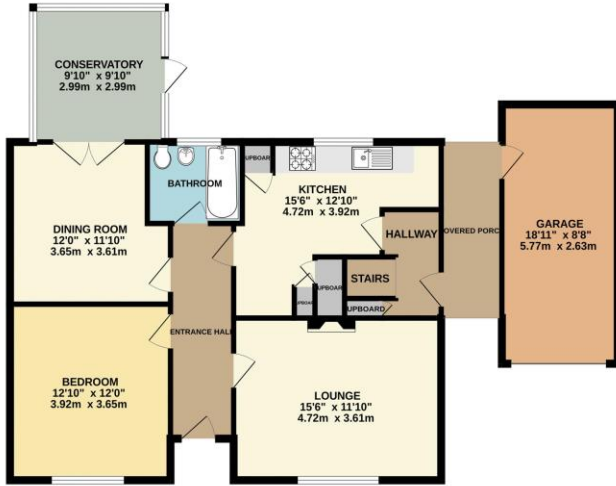
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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
1095 sq.ft. (101.7 sq.m.) approx.

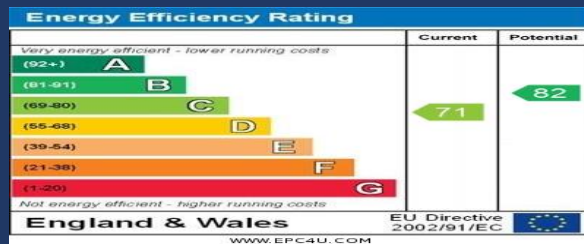


1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 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