



FREEHOLD

£295,000



**45 THE OAK FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14
2DE**

- FOUR BEDROOMS (ONE ON GROUND FLOOR)
- LOVELY FITTED KITCHEN
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- LOW MAINTENANCE GARDENS
- LOUNGE
- CONSERVATORY
- FAMILY BATHROOM
- DOUBLE GLAZING
- AMPLE PARKING

www.kjtresidential.co.uk

45 THE OAK FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14 2DE

KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS FOUR BEDROOM PROPERTY SITUATED IN THE SOUGHT AFTER CUL-DE-SAC OF THE OAK FIELDS. THE PROPERTY BENEFITS FROM AMPLE OFF ROAD PARKING AND THERE ARE FAR REACHING VIES TO THE FRONT.

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.

Canopied entrance porch and door to -

Hall: Radiator.

Downstairs Cloakroom: Suite comprising low level W.C., wash hand basin with vanity under, radiator, window.

Lounge: 16' 3" x 14' 3" (4.95m x 4.34m), 'L' shaped. Lovely bright room with picture window to front, radiator.

Kitchen/Breakfast Room: 16' 3" x 10' 0" (4.95m x 3.05m), Modern wall and base units provide ample worktop and storage space, fitted cooker, fitted induction style hob with extractor over, two wall mounted display units, sink unit with mixer tap, plumbing for automatic washing machine, space for dishwasher, wood effect floor, radiator, door to -



Conservatory: 12' 0" x 11' 0" (3.65m x 3.35m), Three quarter glazed construction, French doors to patio, to the corner of the conservatory is an area where the current owners have another fridge and freezer with worktop over and wall mounted cupboards for storage.

Off the breakfast end of the Kitchen where the family have their kitchen table is a door into -

Bedroom Four (formerly the garage): 24' 0" x 11' 8" approx. (7.31m x 3.55m), A great size room for a teenager or elderly relative for dual family accommodation, picture window to front with a view, radiator.



From the Lounge, stairs to -

First Floor Landing: Access to loft (boiler is here providing central heating and domestic hot water).

Master Bedroom: 12' 8" x 10' 0" (3.86m x 3.05m), Picture window to front with views, fitted wardrobe, radiator.

Bedroom Two: 10' 0" x 9' 9" (3.05m x 2.97m), Window to rear, radiator.

Bedroom Three: 7' 0" x 6' 6" (2.13m x 1.98m), Window to rear, radiator.

Family Bathroom: Suite comprising panelled bath with shower over, W.C., sink unit inset in a vanity unit, tiled walls, towel rail, window.

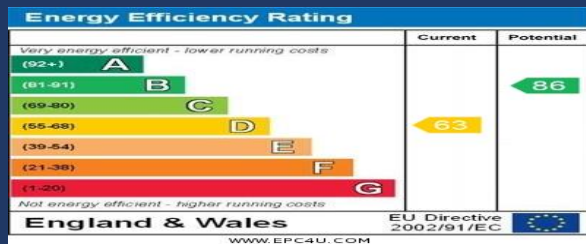
Outside: Open planned parking area to front providing ample parking. To the rear, the gardens have been made beautifully low maintenance by the current owners. There is a patio and pea gravelled seating area, a decked area with lighting, raised flower beds and garden shed. The whole garden is made private with fenced boundaries.

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



PASSIONATE
 ABOUT
Property
 SINCE 1982