



**FREEHOLD**

**£210,000**



**40 YORK ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2RJ**

- **THREE BEDROOMS**
- **LOUNGE**
- **EXTENSIVE VIEWS ACROSS THE FOREST OF DEAN AND WELSH MOUNTAINS TO THE FRONT ELEVATION**
- **KITCHEN/DINING ROOM**
- **BATHROOM**
- **CLOAKROOM**
- **DOUBLE GLAZING**

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

# 40 YORK ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2RJ

## A SPACIOUS THREE BEDROOMED SEMI-DETACHED HOUSE IN AN ELEVATED LOCATION WITH FINE VIEWS.

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.

Entrance door to -

**Hall:** Under-stairs storage area.

**Lounge:** 13' 6" x 11' 9" (4.11m x 3.58m), Window to front with views, electric radiator.

**Kitchen/Dining Room:** 15' 3" x 11' 7" (4.64m x 3.53m), Fitted base level units providing worktop and storage space, sink unit, plumbing for automatic washing machine, built-in cupboard, storage recess, tiled splash-backs, door through to -



**Rear Hall:** Door to outside.

:Off rear hall -

**Cloakroom:** Two piece suite, tiled splash-backs, radiator, window to rear.

First floor stairs to -



**Landing:** Electric radiator.

**Bedroom One: 13' 6" x 9' 10" (4.11m x 2.99m),**  
Electric radiator, window to front with views.

**Bedroom Two: 11' 8" x 9' 7" (3.55m x 2.92m),**  
Electric radiator, window to rear.

**Bedroom Three: 9' 7" x 8' 3" (2.92m x 2.51m),**  
Electric radiator, window to front with views.

**Bathroom:** Three piece suite with over-bath shower, window, electric radiator, tiling to walls and floor.

**Outside:** Terraced gardens to front elevation with steps leading to front door. The rear garden has patio areas and outhouse.

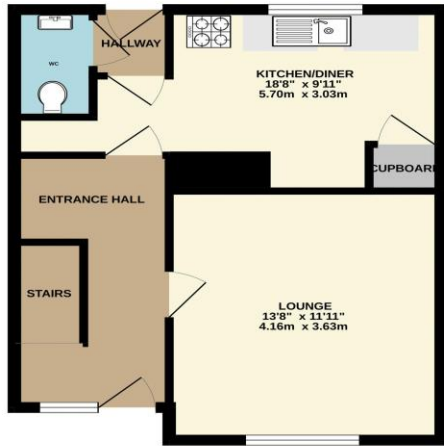
**Services:** Mains water and electricity are connected to the property. The heating system and services where applicable have not been tested.



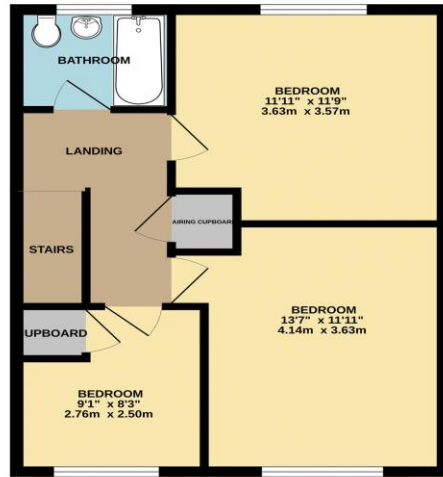
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.

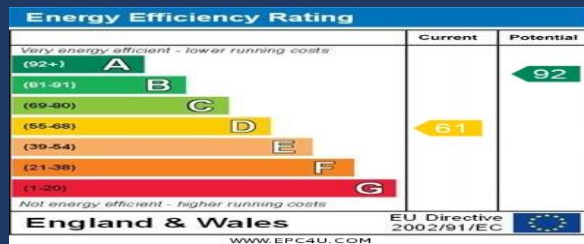


1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (82.9 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.  
Made with Metropix ©2024



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**