



FREEHOLD

£285,000



**8 MARSHALLS LANE, CINDERFORD, GLOUCESTERSHIRE, GL14
2ST**

- THREE BEDROOMS
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- AMPLE OFF ROAD PARKING
- TWO RECEPTION ROOMS
- UTILITY ROOM
- GAS CENTRAL HEATING
- LARGE GARAGE/WORKSHOP BLOCK
- IN A QUIET YET CONVENIENT LOCATION

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS THREE BEDROOM DETACHED, PERIOD PROPERTY IN A QUIET YET CONVENIENT LOCATION, COMPRISING TWO RECEPTION ROOMS, KITCHEN, UTILITY ROOM, BATHROOM AND LARGE GARAGE BLOCK - VIEWING A MUST.

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

Entrance door to -

Living Room: 20' 6" x 11' 0" (6.24m x 3.35m), Two windows to front, radiator, attractive Victorian fireplace.

Dining Room: 14' 0" x 10' 5" (4.26m x 3.17m), Radiators, open plan to -

Kitchen: 8' 2" x 7' 10" (2.5m x 2.4m), Window, sink unit, wall and base level units, splash-backs, extractor, ceiling light, tiled floor, open plan to -



Utility Room: 9' 10" x 5' 7" (3m x 1.7m), Plumbing for automatic washing machine, wall units, work top, leading to -

Rear Hall: Tiled floor, door to outside, built in cupboard with gas boiler for central heating and domestic hot water.

Bathroom: Three piece suite, with over bath shower, tiling to walls and floor, wash hand basin with vanity unit under.

First Floor Landing:



Bedroom One: 11' 3" x 9' 2" (3.44m x 2.8m),
Window, radiator, access to loft.

Bedroom Two: 11' 6" x 11' 2" (3.5m x 3.4m),
Window, access to loft, radiator.

Bedroom Three: 11' 6" x 11' 8" (3.5m x 3.56m),
Windows to side, radiator, built-in wardrobe.

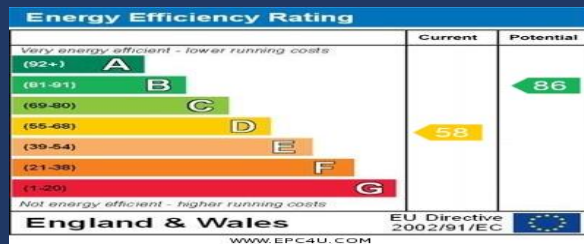
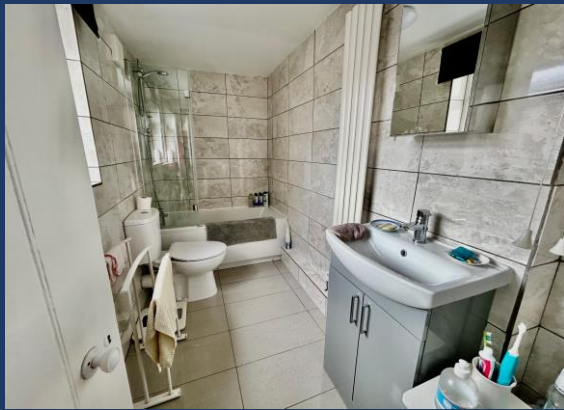
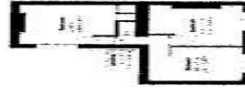
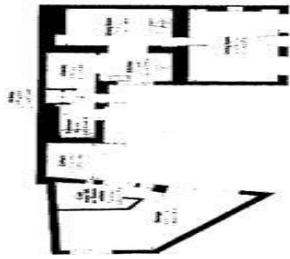
Outside: The gardens are mainly to the front elevation with herbaceous borders, lawned area and driveway leads to the side of the property where there is a large turning/parking area with double garage block (18' x 6'9") with power and light, partly converted to office with power and light.

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