



FREEHOLD

£379,950



12 FOREST ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2NT

- PERIOD DETACHED PROPERTY
- TWO RECEPTIONS
- GAS CENTRAL HEATING
- GOOD SIZED GARDENS
- THREE BEDROOMS
- LARGE GARAGE BLOCK
- OFF ROAD PARKING

www.kjtresidential.co.uk

12 FOREST ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2NT

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS STAND OUT PROPERTY WITH MUCH POTENTIAL INCLUDING POTENTIAL BUILDING PLOT. THE PROPERTY OCCUPIES AN ELEVATED POSITION AND HAS A FINE OUTLOOK, LARGE GARAGE BLOCK AND GOOD SIZED GARDENS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, 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: Under-stairs storage cupboard, built-in cupboard with gas boiler providing central heating and domestic hot water, door to rear.

W.C.: , W.C., wash hand basin.

Lounge: 11' 10" x 11' 10" (3.6m x 3.6m), Bay window to front with views, radiator, tiled fireplace, picture rail.



Dining Room: 11' 10" x 11' 10" (3.6m x 3.6m), Bay window to front with views, radiator, tiled fireplace, picture rail.

Kitchen: 11' 10" x 8' 6" (3.6m x 2.6m), Fitted with wall and base units providing worktop and storage space, sink unit, oven, hob with hood over, windows to front, side and rear, tiling to walls, radiator, breakfast bar.

Galleried Landing: Window to front with views, access to loft, radiator.

Bedroom One: 11' 10" x 11' 10" (3.6m x 3.6m), Radiator, window to front with views.



Bedroom Two: 11' 10" x 11' 10" (3.6m x 3.6m),
Radiator, window to front with views, fitted wardrobes.

Bedroom Three: 11' 10" x 9' 2" (3.6m x 2.8m),
Radiator, window to side.

Bathroom: Three piece suite, fitted mirror, tiling to walls, towel rail radiator.

Outside: The gardens lie mainly to the front elevation and are good sized with lawned areas, herbaceous borders, workshop (17' 1" x 4' 11" (5.2m x 1.5m)) with power & light and garage (19' 8" x 19' 8" (6m x 6m)) with power & light. There is a driveway with parking for numerous vehicles.

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

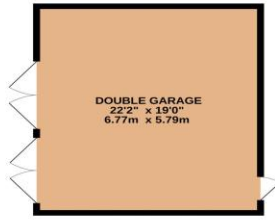


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

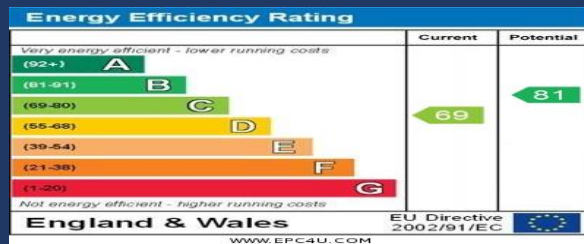
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GROUND FLOOR

1ST FLOOR



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