



FREEHOLD

£289,950



70B HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2SZ

- THREE BEDROOMS
- KITCHEN
- BATHROOM & SEPARATE W.C.
- GAS CENTRAL HEATING
- WEST FACING BALCONY
- LOUNGE/DINER
- REAR PORCH/UTILITY
- DOUBLE GLAZING
- DOUBLE GARAGE & PARKING

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70B HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2SZ

A SPACIOUS PERIOD 1930'S STYLE DETACHED HOUSE IN A CONVENIENT LOCATION WITH LARGE GARAGE/WORKSHOP AND VIEWS TO REAR.

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.

Sliding glazed panelled doors into -

Entrance Porch: Shelving, door with glazed panels into -

Entrance Hall: 9' 0" x 8' 6" (2.74m x 2.59m), Radiator, coved ceiling, staircase off.

Lounge/Diner: 29' 1" x 12' 6" (8.86m x 3.81m) (into bay)., Bay window to front overlooking garden, fireplace with wood surround, French doors with side panels to rear garden with woodland views, radiators, coved ceiling.



Kitchen: 11' 11" x 8' 5" (3.63m x 2.56m), Fitted at wall and base level providing worktop and storage space, sink unit, plumbing for automatic washing machine and dishwasher, integrated electric oven, separate gas hob with extractor over, part tiled walls, coved ceiling, windows to side and rear, under-stairs storage cupboard, breakfast bar, door to -

Side Porch/Utility: 11' 4" x 5' 2" (3.45m x 1.57m), Worktop with cupboards under, windows to front, side and rear, doors to front and rear gardens.

First floor stairs to -

Galleried Landing: Window to side, access to loft, coved ceiling.



Bedroom One: 16' 0" x 12' 8" (4.87m x 3.86m) (into bay), Bay window to front overlooking garden, radiator, coved ceiling.

Bedroom Two: 12' 8" x 12' 1" (3.86m x 3.68m), Window to rear with woodland views, radiator, coved ceiling.

Bedroom Three: 8' 9" x 8' 5" (2.66m x 2.56m) (max.), Window to front overlooking garden, radiator, coved ceiling.

Bathroom: Suite comprising bath with shower attachment, vanity wash hand basin, tiling to walls, window to side, radiator, airing cupboard, coved ceiling.

Separate W.C.: , W.C., window to side, coved ceiling.

Outside: Gated access with pathway to front door and side porch/utility. The front garden has lawn and herbaceous borders with hedged boundary. Access to the rear via side porch/utility with patio seating area enclosed by walled and fenced boundaries. Steps down to double garage and off road parking.

Double Garage: 22' 5" x 21' 3" (6.83m x 6.47m), Up-and-over doors, window, door to side, power and light.

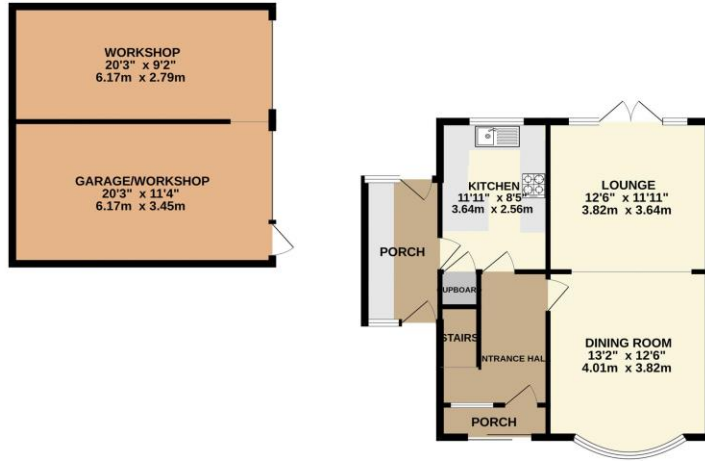
Services: All mains services are connected to the property. The heating system and services where applicable have not been tested.



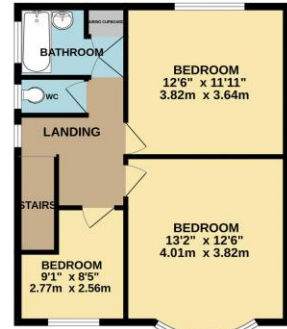
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
1014 sq. ft. (94.2 sq. m.) approx.

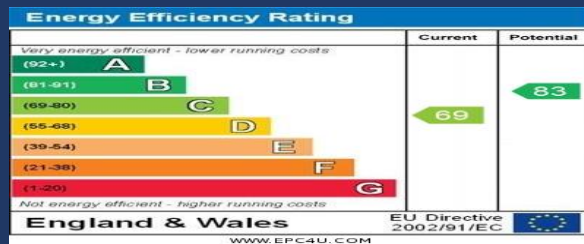


1ST FLOOR
532 sq. ft. (49.5 sq. m.) approx.



TOTAL FLOOR AREA: 1547 sq. ft. (143.7 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