



FREEHOLD

£125,000



**48A FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14
2DQ**

- TWO BEDROOMS
- DOUBLE GLAZING
- GARAGE
- POPULAR LOCATION
- GAS CENTRAL HEATING
- REFITTED BATHROOM
- GARDENS

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A TWO BEDROOM MID-TERRACED COTTAGE, IDEAL DIY REFURBISHMENT PROJECT.

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.

Living Room: 23' 7" x 10' 10" (7.2m x 3.3m), Windows to front and rear, two radiators, fireplace with gas fire.

Kitchen: 9' 6" x 7' 3" (2.9m x 2.2m), Wall and base units, radiator, gas hob, sink unit, plumbing for automatic washing machine, window to side.

Bathroom: Three piece suite, tiling to walls, towel rail radiator, window, mirror, shaver socket.

First Floor:



Bedroom One: 11' 2" x 10' 10" (3.4m x 3.3m), Window to rear, radiator, fitted cupboard with gas boiler for central heating and domestic hot water.

Bedroom Two: 8' 10" x 9' 10" max.(2.7m x 3m), Window to front, radiator.

Outside: To the front is a courtyard garden. The rear garden is laid to grass and there is a garage to the rear off Mousel Lane.

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

GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

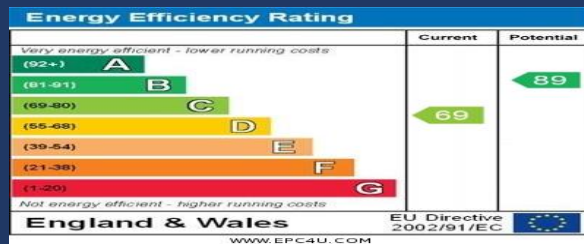


1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 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 the responsibility is taken for any error. This plan is for information 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