



FREEHOLD

£175,000



7 OFFICE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2HZ

- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- GARDEN
- GOOD WALKING AND CYCLE TRAILS NEARBY
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- NEAR TO OPEN WOODLAND
- POTENTIAL HOLIDAY LET

www.kjtresidential.co.uk

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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.

Front door to -

Lounge: 13' 9" x 11' 10" (4.2m x 3.6m), Faux fireplace with oak mantle, radiator, window to front.

Kitchen: 9' 0" x 8' 8" (2.74m x 2.64m), Well fitted at wall and base level, sink unit, over hob hood, Metro tiles, window and door to rear, space for washing machine and fridge freezer, radiator.

Landing: Window to rear, built-in cupboard.



Bathroom: Three piece suite comprising vanity wash hand basin, close box W.C., panelled bath with shower over and screen, gas boiler for central heating and domestic hot water.

Bedroom One: 13' 9" x 10' 6" (4.2m x 3.2m), Window to front with views, radiator, fitted wardrobes.

Second Floor Landing:

Bedroom Two: 11' 10" x 11' 10" (3.6m x 3.6m), Window to front with views, radiator, eaves storage and storage alcove.



Store Room: 8' 6" x 6' 11" (2.6m x 2.1m),

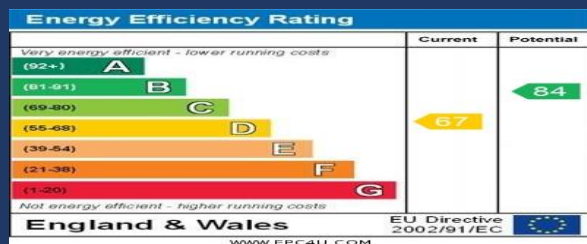
Outside: To the front is a parking space, lawned area and patio. Steps lead up to rear parking space and patio.

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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