



FREEHOLD

£365,000



**30C ST. WHITES ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
3DG**

- THREE BEDROOMS
- DOUBLE GLAZING
- GARAGE AND OFF ROAD PARKING
- SEPARATE DINING ROOM
- LARGE LOUNGE
- GAS CENTRAL HEATING
- POTENTIAL FOR EXTENSION
- CONSERVATORY

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, AN INDIVIDUAL MODERN DETACHED THREE BEDROOM HOUSE WITH POTENTIAL FOR EXTENSION AND SET BACK FROM THE HIGHWAY WITH PRIVATE GARDENS.

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.

Entrance Porch with door and side panel to -

Hall: Radiator.

Kitchen: 10' 10" x 8' 6" (3.3m x 2.6m), Fitted at wall and base level providing worktop and storage space, sink unit, double oven, gas hob, integrated fridge, window and door to rear.

Lounge: 18' 3" x 12' 2" (5.55m x 3.7m), Windows to front and side, two radiators, gas fire.



Dining Room: 11' 0" x 9' 2" (3.35m x 2.8m), Radiator, French doors to -

W.C.: W.C., tiled splash-back, sink unit, window.

Conservatory: 12' 6" x 11' 2" (3.8m x 3.4m), Three quarter glazed, tiled floor.

Utility Room: 6' 7" x 5' 11" (2m x 1.8m), Radiator, worktop, plumbing for washing machine, tiling.



Landing: Loft access with ladder, radiator.

Bedroom One: 18' 3" x 11' 8" (5.55m x 3.55m),
Fitted wardrobes, dressing table, bedside cabinets and display cabinets, radiator, window to front with views.

Bedroom Two: 10' 10" x 8' 10" (3.3m x 2.7m),
Radiator, window to rear.

Bedroom Three: 8' 10" x 7' 3" (2.7m x 2.2m),
Radiator, window to front with view, built-in cupboard.

Bathroom: 10' 10" (max.) x 8' 10" (3.3m x 2.7m),
Bath with over-bath mixer and screen, W.C., vanity wash hand basin, bidet, tiling to walls, radiator, window to rear.

Outside: To the front of the property is a brick paved driveway, there are lawned areas to the front, side and rear.

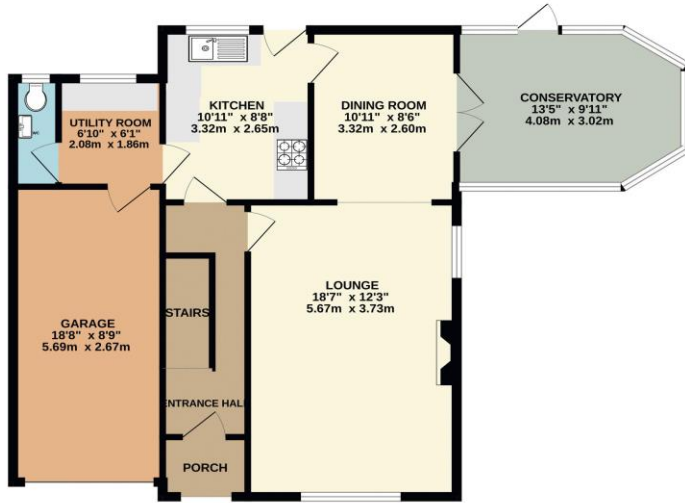
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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
852 sq.ft. (79.1 sq.m.) approx.

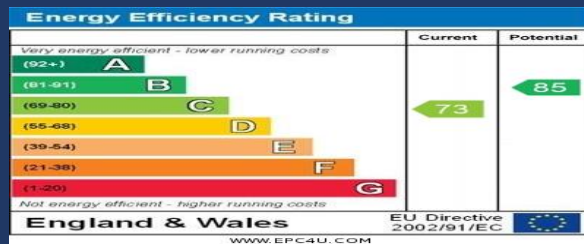


1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.3 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