



**FREEHOLD**

**£399,950**



## **SNUG HOUSE, BROAD STREET, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3NL**

- THREE DOUBLE BEDROOMS PLUS TWO BEDROOM FLAT
- GAS CENTRAL HEATING
- GARDEN
- INCOME STREAM
- CLOSE TO VILLAGE AMENITIES
- FLEXIBLE ACCOMODATION
- NO ONWARD CHAIN

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# SNUG HOUSE, BROAD STREET, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3NL

## A TASTEFULLY MODERNISED PERIOD FORMER PUBLIC HOUSE AND BUTCHER SHOP, NOW PROVIDING A SPACIOUS THREE BEDROOM HOUSE AND A COACH HOUSE WITH TWO BEDROOM FLAT, COMMERCIAL SPACE AND STORAGE/GARAGING.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

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 Hall: 5' 7" x 6' 10" (1.70m x 2.08m),** Original entrance door to impressive hallway with stairs off.

**Kitchen: 16' 4" x 7' 0" (4.98m x 2.13m),** Open plan kitchen/dining room which allows access to lounge via double glazed doors. High gloss base and wall units, wooden worktops, integrated dishwasher and oven. Access to rear garden via French doors.

**Dining area: 16' 6" x 7' 3" (5.03m x 2.21m),** Open plan kitchen/dining room which allows access to lounge via double glazed doors.

**Lounge: 15' 0" x 12' 8" (4.57m x 3.86m),** Double glazed doors giving access to kitchen/dining room, fire recess, window to front aspect.



**First Floor Landing: 14' 1" x 3' 7" (4.29m x 1.09m),** Access to bathroom straight from staircase and to the right, access to further landing space and three double bedrooms.

**Bathroom: 6' 11" x 6' 8" (2.11m x 2.03m),** Three piece suite consisting of bath with shower and screen, wash hand basin, W.C.

**Bedroom One: 16' 5" x 10' 3" (5.00m x 3.12m),** Large double bedroom with window to front aspect, radiator, carpeted flooring.

**Bedroom Two: 16' 5" x 11' 0" (5.00m x 3.35m),** Large double bedroom with window to front aspect, radiator, carpeted flooring.





**Bedroom Three: 12' 2" x 8' 11" (3.71m x 2.72m),** Small double bedroom with window to rear aspect, radiator, carpeted flooring.

**Garden:** Rear garden accessed from the kitchen via double doors, split-level gravelled area offering seating and steps to lawned garden with flowers, plants and hedged borders, largely private and enclosed.

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

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### **The Coach House:**

Entrance door to -

**Workshop/Garage area: 30' 6" x 19' 0" (9.3m x 5.8m),** window and double doors to front, W.C., wash hand basin, potential for a shower unit.

Separate access to Flat, stairs leading to -

**Kitchen/Living Room: 25' 3" x 11' 2" (7.7m x 3.4m),** Kitchen area with wall and base units, plumbing for washing machine, sink unit, oven and hob with hood over.

**Bedroom One: 13' 5" x 10' 10" (4.1m x 3.3m),** Window to rear, large storage recess.

**Bedroom Two: 10' 2" x 10' 2" (3.1m x 3.1m),** Window to front.

**Jack & Jill Shower Room:** W.C., shower cubicle, wash hand basin.

**Outside:** Side pedestrian access and small courtyard.

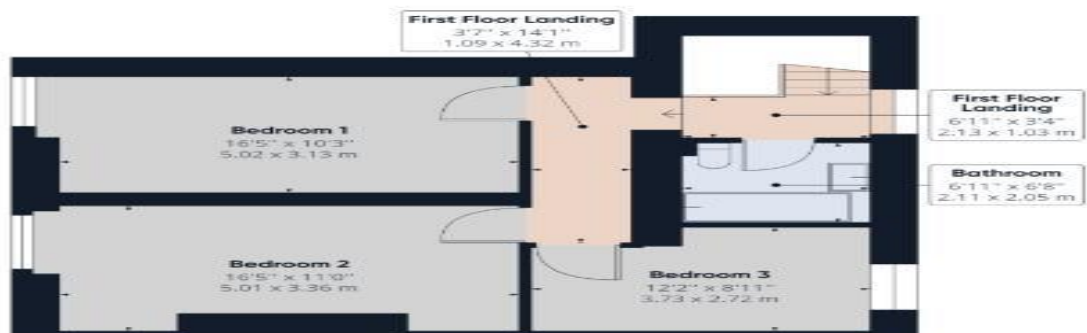


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**



Ground Floor Building 1



**PASSIONATE**  
ABOUT  
*Property*  
**SINCE 1982**