



**FREEHOLD**

**£265,000**



**VICTORIA VILLA, ST. ANNALS ROAD, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2AR**

- THREE/FOUR BEDROOMS
- GAS CENTRAL HEATING
- POTENTIAL FOR GARAGE
- BATHROOM & SHOWER ROOM
- EXCELLENT OFF ROAD PARKING SPACE
- KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- LIVING ROOM
- DOUBLE GLAZING

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# VICTORIA VILLA, ST. ANNALS ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2AR

## A HANDSOME DETACHED VICTORIAN VILLA, WITH THREE/FOUR BEDROOMS, LOUNGE, LIVING ROOM/BEDROOM 4, KITCHEN/DINING ROOM, UTILITY, BATHROOM AND SHOWER ROOM, GARDENS, PLENTY OF PARKING.

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 door to -

**Entrance Hall:** Staircase to the first floor, under stairs storage cupboard, radiator.

**Lounge:** 14' 0" x 11' 0" (4.26m x 3.35m), Double glazed window to front and side, radiator, fireplace with inset multi-fuel burning stove.

**Living Room/Bedroom Four:** 13' 10" x 11' 2" (4.21m x 3.40m), Double glazed window to front and rear, radiator.



**Kitchen/Dining Room:** 20' 6" x 11' 2" (6.24m x 3.40m), - Kitchen Area Range of white fronted base, drawer and wall cabinets with worktop and sink unit. Integrated dishwasher, dual fuel double oven and grill with five ring hob and warming plate. Double glazed window to side, part-tiled walls. Door to the utility. - Dining Area Door to the garden, double glazed window to side, feature fireplace with multi-fuel burning stove.

**Utility:** Worktop, space and plumbing for washing machine, tiled floor, window to rear, door to the garden. Door to:

**Bathroom:** White suite comprising panelled bath with shower over, W.C. and wash hand basin with cupboard under. Obscure double glazed window to side, tiled floor, part-tiled walls.



**Bedroom One: 13' 10" x 11' 3" (4.21m x 3.43m),**  
Double glazed window to front, double glazed window to rear, radiator.

**Bedroom Two: 13' 10" x 11' 0" (4.21m x 3.35m),**  
Double glazed window to rear, radiator.

**Bedroom Three: 10' 5" x 5' 7" (3.17m x 1.70m),**  
Double glazed window to side.

**Shower Room:** , Enclosed shower cubicle, W.C. and wash hand basin in vanity unit with cupboard and drawer. Tiled walls.

**Outside:** Steps at the front of the property lead to the front door, lawned garden to either side, stone wall and wrought iron fence boundary. A pathway leads to the side leading to the rear of the property, off road parking area to side. From the driveway a gate leads to the rear garden with patio seating area, steps up to lawned rear garden with garden shed.

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

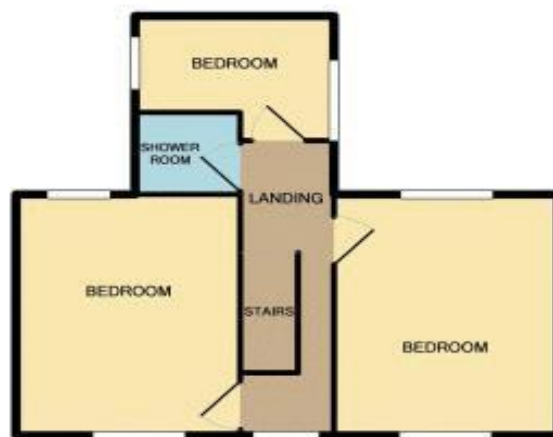


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

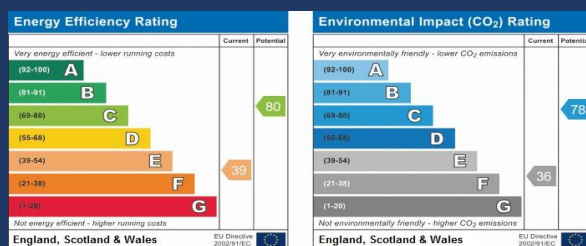


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other areas 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