



FREEHOLD

£149,950



**51 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2AA**

- TWO BEDROOMS
- GAS HEATING
- TWO RECEPTION ROOMS
- WESTERLY FACING GARDENS WITH VIEWS TO THE REAR
- KITCHEN
- BATHROOM
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY

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A MODERNISED MID-TERRACED COTTAGE WITH TWO RECEPTION ROOMS AND WESTERLY FACING GARDENS WITH VIEWS, IDEAL FIRST TIME, BUY WITH NO ONWARD CHAIN.

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.

Porch: Via glazed entrance door, windows, door to -

Lounge: 12' 10" x 10' 0" (3.91m x 3.05m), Window to front, radiator.

Dining Room: 11' 10" x 9' 11" (3.60m x 3.02m), Window to rear, radiator.

Kitchen: 7' 5" x 6' 11" (2.26m x 2.11m), Fitted at wall and base level providing worktop and storage space, sink unit, door to outside, tiled splash-backs, extractor, window, tiled floor.



Bathroom: Three piece suite, tiling to walls, window to rear, over-bath electric shower, tiling to floor, gas boiler for central heating and domestic hot water, radiator.

First floor stairs to -

Landing:

Bedroom One: 11' 10" x 11' 8" (3.60m x 3.55m), Window to front, radiator.



Bedroom Two: 10' 6" x 8' 11" (3.20m x 2.72m),
Radiator, window to rear with views.

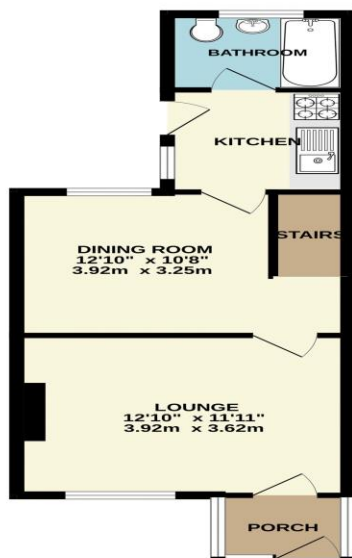
Outside: There is a courtyard to front of property. Pedestrian access to rear gardens, which are mainly laid to lawn with stone outbuilding and potting shed (being westerly facing). Agents Note - there is a pedestrian right of access for the neighbouring property.



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
403 sq.ft. (37.4 sq.m.) approx.



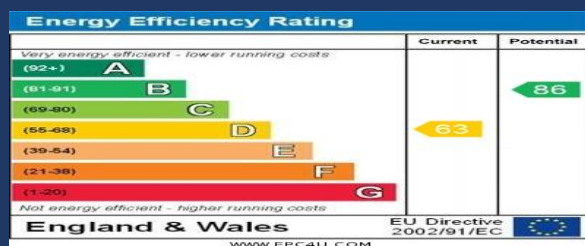
1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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ABOUT
Property
SINCE 1982