



FREEHOLD

£635,000



INDUSTRIAL UNIT & RESIDENTIAL PROPERTY, VALLEY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2NY

- **INDUSTRIAL UNIT APPROXIMATELY
3,373 SQ. FT. (313.39 SQ.M.)**
- **W.C. & KITCHEN AREA**
- **THREE DOUBLE BEDROOMED
RESIDENTIAL PROPERTY**
- **TWO RECEPTION ROOMS**
- **GARDENS & ADDITIONAL PARKING TO
REAR**
- **3-PHASE ELECTRICITY SUPPLY**
- **LARGE YARD WITH AMPLE PARKING**
- **LARGE KITCHEN WITH WALK-IN SAFE
(CURRENTLY USED AS A PANTRY)**
- **EN-SUITE & TWO SHOWER ROOMS**
- **IDEAL LOCATION**

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, AN INDUSTRIAL UNIT TOTALLING APPROXIMATELY 3,373 SQ. FT. (313.39SQ. M.) WITH W.C. AND KITCHEN AREA PLUS EXTENSIVE YARD WITH GATED ACCESS PROVIDING AMPLE PARKING AND AN AREA FOR LOADING/UNLOADING. IN ADDITION, THE SITE OFFERS A THREE DOUBLE BEDROOMED RESIDENTIAL PROPERTY, PART OF WHICH HAS BEEN RECENTLY RENOVATED AND WAS FORMERLY THE MINING HEADQUARTERS FOR CINDERFORD COAL BOARD. THE MAIN PART OF THE UNIT IS OF STEEL FRAME CONSTRUCTION AND THE REMAINDER HAS BLOCK WALLS. ACCESS IS VIA TWO ROLLER DOORS AND TWO PERSONAL DOORS. THERE IS 3-PHASE ELECTRICITY SUPPLY, STRIP LIGHTING AND FITTED ALARM THERE ARE WOODEN GATES TO THE REAR OF THE HOUSE ALLOWING VEHICULAR ACCESS AND ADDITIONAL PARKING FOR 2/3 VEHICLES.

Colour coded front door with glass panelling to side and above and two windows letting light in, to -

Hall: Wood effect flooring, radiator, under-stairs store cupboard, seating area.

Kitchen: 15' 8" x 15' 1" (4.78m x 4.61m), Windows to three aspects, range of matching wall and base units provide ample storage space, oak worktops, Belfast sink, integral double oven, gas hob with extractor, space for dishwasher, integral wine rack, radiator, tiled floor, feature fireplace housing a wood burner, the original safe is now a huge walk-in pantry with shelving.

Off the hall is a completely refurbished and newly fitted -

Utility Room: Fitted base units, sink unit, plumbing for washing machine and space for tumble dryer, new wall mounted gas boiler provides central heating and domestic hot water, radiator.



This room continues into a downstairs shower room, again, newly fitted with shower cubicle, low level W.C. and wash basin, heated towel rail.

Off the hallway -

Snug: 14' 11" x 15' 1" (4.55m x 4.6m), A lovely cosy room, ready for the chilly nights to come, there is a wood burner, original wood floor, radiator and taking centre stage is a wall sized fitted cupboard with pigeon holes - this room is believed to be the original post room, two windows, porch leading to the outside. Off this room is a -

Lounge: 26' 0" x 14' 10" (7.92m x 4.53m), A huge room, perfect for family get togethers! There is a wood burner, original wood flooring, two radiators and two picture windows letting the light flood in.



From the Hall, stairs lead to -

First Floor Landing: Access to loft, window to rear, cupboard.

From the Landing, a door gives access into a suite - this part of the house has recently been completely refurbished. There is a hallway with a window leading to the -

Master Bedroom: 15' 8" x 14' 11" (4.78m x 4.55m), This room has four windows, again letting the light flood in, two radiators.

En-suite: 10' 7" x 7' 0" (3.22m x 2.14m), (Not off the bedroom but off the hallway), again, completely refurbished, the bathroom has been stylishly designed to include a roll top bath with Victorian style taps and shower head, low level W.C., double sink inset in a vanity unit with drawers and storage, heated towel rail, fitted mirrors, part tiled walls and tiled floor, window.

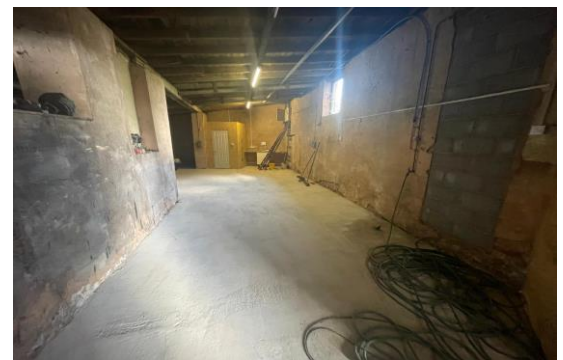
Bedroom One: 25' 0" x 15' 0" (7.61m x 4.57m), Another great sized room, huge potential to divide this room to create a further room or equally would make an ideal teenager's room, four windows and two radiators.

Bedroom Two: 14' 5" x 11' 7" (4.4m x 3.54m), Window, radiator.

Family Shower Room: Walk-in shower, low level W.C., wash hand basin, radiator, window.

Outside: , Gates lead onto the property where there is a huge amount of parking, there is a warehouse/workshop (3,710 sq. ft.) with roller doors, power and lighting, also there is a W.C. with sink and kitchen area. To the rear there is a patio and private garden area with a large store shed.

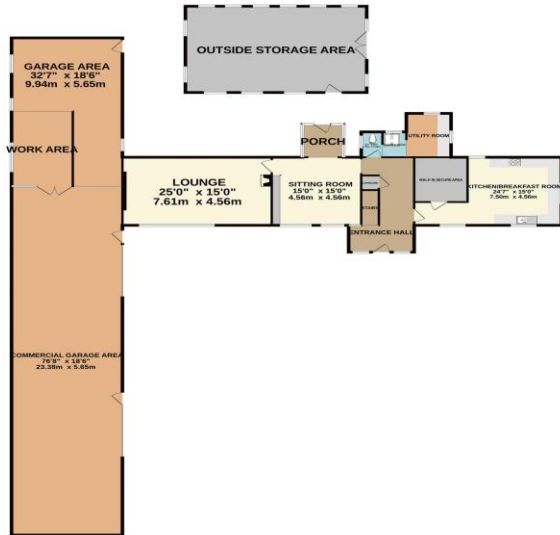
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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
3920 sq.ft. (364.1 sq.m.) approx.



1ST FLOOR
1117 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA: 5036 sq.ft. (467.9 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