



FREEHOLD

£269,950



**GABLE END, ALBION ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2TA**

- FOUR BEDROOMS
- KITCHEN
- GAS CENTRAL HEATING
- GARDENS
- TWO RECEPTION ROOMS
- BATHROOM
- DOUBLE GLAZING
- OFF ROAD PARKING

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GABLE END, ALBION ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2TA

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, FULL OF CHARACTER AND CHARM, A FOUR BEDROOM FOUR STOREY TOWNHOUSE IN A QUIET, PRIVATE POSITION JUST OFF THE TOWN CENTRE BUT A SHORT WALK TO WOODS AND WITH AMPLE PARKING - AN IDEAL FAMILY HOME.

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/Sun Room/Utility: 17' 2" x 5' 6" (5.23m x 1.68m), Door to rear yard.

W.C.: Two piece suite, tiled floor.

Kitchen/Dining Room: 13' 5" x 11' 9" x 8' 4" (4.09m x 3.58m x 2.54m), 'L' shaped, fitted at wall and base level providing worktop and storage space, sink unit, tiled splash-backs, radiator, exposed stone walling, window to side and rear, plumbing for automatic washing machine and dishwasher. Door through to -



Dining Room: 13' 6" x 8' 4" (4.11m x 2.54m), Window and door to gardens, window to side, skylight, radiator, exposed stone wall, tiled floor, gas boiler for central heating and domestic hot water.

Living Room: 21' 0" x 11' 4" (6.40m x 3.45m), Stone fireplace, two windows, radiators, stairs off.

First Floor stairs to -

Landing: Radiator, off which is -



Bedroom One: 11' 6" x 9' 0" (3.50m x 2.74m),
Built-in wardrobes, window to side and rear,
radiator.

Bathroom: Three piece suite, vanity wash
hand basin, panelled bath with screen and
shower over, W.C., towel rail radiator, window
to side,

From the Landing there are stairs leading to -

Second Floor:

Bedroom Two: 11' 5" x 10' 5" (3.48m x 3.17m),
Window to front, radiator, beams.

Bedroom Three: 11' 0" x 10' 5" (3.35m x 3.17m),
Windows to side and rear, stairs off leading to -

Third Floor:

Bedroom Four: 11' 6" x 10' 3" (3.50m x 3.12m),
Skylight, radiator. Agents Note: Bedroom
Three could easily be stud partitioned to
create a separate access to Bedroom Four,
subject to the necessary consents.

Outside: Gardens are easy maintained being
largely laid to bark, with patio area, rear yard
with timber outbuilding and off road parking
for at least four vehicles. Access is off Albion
Road which gives direct access to Forestry
Commission woodland.

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

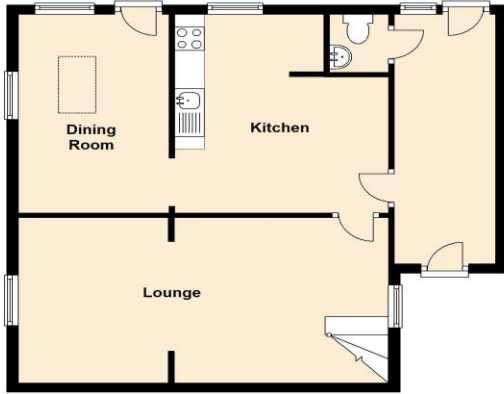


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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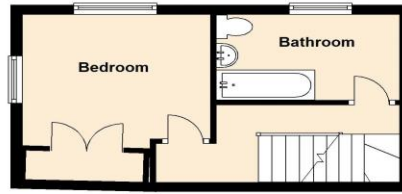
Ground Floor

Approx. 57.8 sq. metres (621.8 sq. feet)



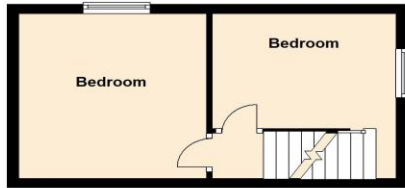
First Floor

Approx. 22.4 sq. metres (240.9 sq. feet)



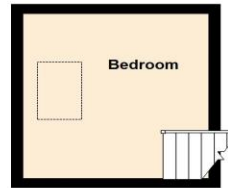
Second Floor

Approx. 22.0 sq. metres (237.2 sq. feet)



Third Floor

Approx. 10.8 sq. metres (116.8 sq. feet)



Total area: approx. 113.0 sq. metres (1216.7 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982