



**FREEHOLD**

**£275,000**



**16 STAPLE EDGE VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14  
3EJ**

- **FOUR BEDROOMS**
- **OFFICE**
- **GARDENS**
- **UTILITY**
- **GAS CENTRAL HEATING**

- **MODERN KITCHEN/BREAKFAST ROOM**
- **W.C.**
- **LOUNGE**
- **FAMILY BATHROOM**
- **GARAGE AND PARKING**

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## 16 STAPLE EDGE VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 3EJ

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS SPACIOUS (1500 SQ. FT) FOUR BEDROOM SEMI DETACHED HOUSE IN AN ELEVATED POSITION WITH WOODLAND VIEWS TO THE REAR. THE PROPERTY IS SITUATED ON A NO THROUGH ROAD AND BENEFITS FROM AMPLE OFF ROAD PARKING. THE TOWN OF CINDERFORD IS APPROXIMATELY ONE MILE AWAY WITH ITS RANGE OF AMENITIES. CLOSER AT HAND IS ACCESS TO THE WOODS FOR THOSE WHO LIKE TO ENJOY A PEACEFUL WALK OR BIKE RIDE.

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.

Door with glass inserts to -

**Hall:** Two storage cupboards, radiator.

**Bedroom Four: 13' 6" x 10' 0" (4.11m x 3.05m),** Window to front, radiator.

**Bathroom:** Panelled bath, low level W.C., wash hand basin, radiator, extractor.



**Bedroom One: 13' 10" x 10' 0" (4.21m x 3.05m),** Window with lovely views over the treetops, radiator.

Stairs to -

**Landing:** Access to loft, radiator.

**Bedroom Two: 13' 10" x 10' 0" (4.21m x 3.05m),** Window to rear, again with lovely views, radiator.





**Bedroom Three: 13' 10" x 10' 0" (4.21m x 3.05m),** Windows to front, radiator.

**Family Bathroom:** Three piece suite comprising panelled bath, extractor, low level W.C., wash hand basin.

From the entrance hall, stairs down to -

**Lounge: 22' 0" x 13' 9" (6.70m x 4.19m),** French doors to garden, two radiators. To the rear is a -

**Utility Room:** Plumbing for washing machine, tiled floor.

**Office:** With shelving.

**Kitchen: 22' 0" x 8' 11" (6.70m x 2.72m),** Fitted wall and base units providing ample worktop and storage space, extractor, sink unit, tiled floor. French doors to garden.

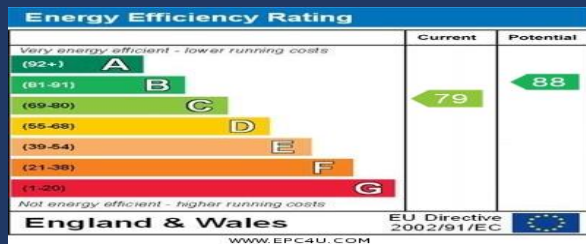
**Outside:** To the front of the property is ample off road parking. Garage with up and over door, power and lighting and gas boiler for central heating and domestic hot water.

**Services:** All main services connected to the 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**



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