



FREEHOLD

£200,000



**4 CHURCH WALK, LITTLEDEAN, CINDERFORD,
GLOUCESTERSHIRE, GL14 3PF**

- THREE BEDROOMS
- LIVING ROOM
- UPVC DOUBLE GLAZING
- GARDENS
- LARGE KITCHEN/DINER
- ATTRACTIVE BATHROOM
- GAS CENTRAL HEATING

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE IN A POPULAR VILLAGE WITH A GOOD RANGE OF LOCAL AMENITIES.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

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 -

Kitchen/Dining Room: 17' 10" x 13' 6" (5.43m x 4.11m), Fitted at wall and base level with a good range of units providing ample worktop and storage space. Double oven with dual gas/electric hob and hood over, island unit, gas boiler providing central heating and domestic hot water, under-stairs storage, windows to front and rear, period style radiator, tiled splash-backs and tiled floor.

Lounge: 17' 10" x 10' 10" (5.43m x 3.3m), Period fireplace and radiator, window to front, patio doors to conservatory, oak flooring.

Conservatory: Of 3/4 glazed construction door to rear, tiled floor.



Landing: Built-in cupboards, window to rear with views.

Bedroom One: 12' 2" x 10' 6" (3.7m x 3.2m), Window to front, radiator.

Bedroom Two: 10' 10" x 9' 2" (3.3m x 2.8m), Window to front, radiator.

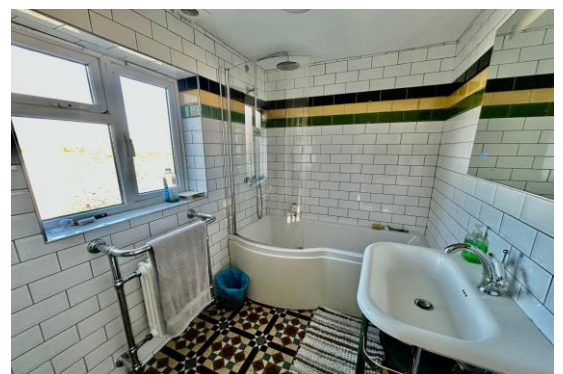
Bedroom Three: 8' 2" x 7' 10" (2.5m x 2.4m), Window to rear with views, radiator.



Bathroom: Period style W.C. and sink unit, bath with over-bath shower and screen, tiling to walls and floor, period style radiator with towel rail, window.

Outside: Good sized gardens to front and rear elevations.

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



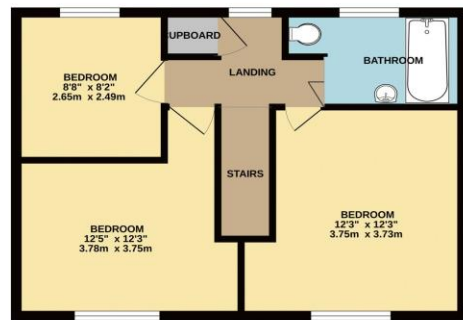
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition 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
559 sq.ft. (51.9 sq.m.) approx.

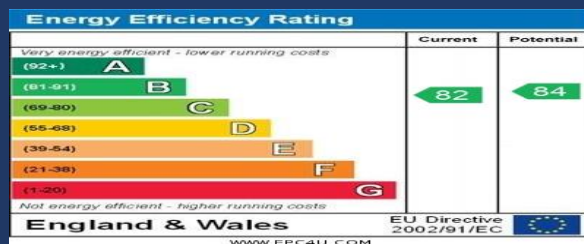


1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 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