



FREEHOLD

£200,000



**23 STATION STREET, CINDERFORD, GLOUCESTERSHIRE, GL14
2JT**

- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- DOWNSTAIRS BATHROOM
- DOUBLE GLAZING
- ENCLOSED PRIVATE REAR GARDEN
- KITCHEN
- UTILITY
- GAS CENTRAL HEATING
- CLOSE PROXIMITY TO TOWN

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A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM/POTENTIALLY THREE BEDROOM VICTORIAN BAY FRONTED TERRACED HOUSE WITH A HOST OF CHARACTER FEATURES.

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.

Front door to -

Lounge/Dining Room: 26' 8" x 12' 10" (narrowing to 10' 3" x ' " (3.12m))(8.13m x 3.91m), The lounge area has a feature fireplace with inset living flame gas fire, tiled hearth and wooden mantle above, feature bay window, radiator. The Dining area has a feature stained glass window, radiator, wooden floorboards, wood panelling to walls, under-stairs storage cupboard, door to -

Kitchen: 12' 8" x 8' 9" (3.86m x 2.67m), Fitted at wall and base level providing worktop and storage space, Belfast style sink with mixer tap, tiled splash-backs, space for cooker with hood over, space for fridge & freezer, vaulted ceiling with roof-lights, radiator, tiled flooring, door leading to -



Rear Hall/Utility: 5' 11" x 5' 7" (1.8m x 1.7m), Plumbing for automatic washing machine, space for tumble dryer, wall mounted cupboards and fitted worktop, tiled splash-backs, tiled flooring, radiator, window and door to rear, door to -

Bathroom: Three piece suite comprising panelled bath with over-bath shower and screen, close coupled W.C., pedestal wash hand basin towel rail radiator, single radiator, tiled floor, obscure glass window to rear.

From Lounge/Dining Room, stairs to -

First Floor Landing: Access to loft.



Bedroom One: 12' 10" x 10' 10" (3.91m x 3.3m),
Feature fireplace with cast grate and tiled hearth inset, radiator, wooden floorboards, two windows to front.

Bedroom Two: 12' 0" x 10' 2" (3.66m x 3.1m),
Feature chimney breast, radiator, wooden floorboards, cupboard housing boiler for central heating and domestic hot water, storage cupboard with shelving, window to rear.

Outside: To the front is a stone wall boundary with ornamental slate bed and steps leading up to front door. The rear garden is mainly laid to lawn with patio area and made private by fenced boundaries. Agent's Note: There is a gate to the side of the neighbouring property to the rear garden giving right of access across the neighbouring property.

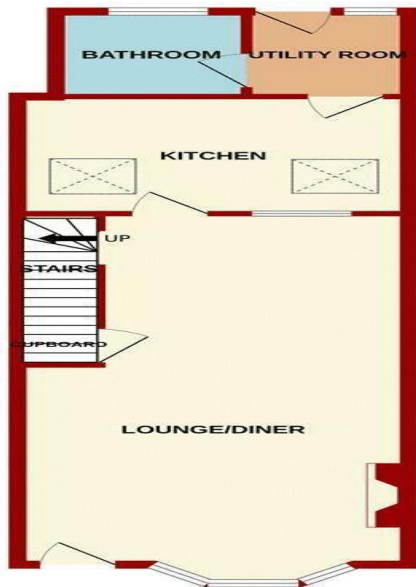
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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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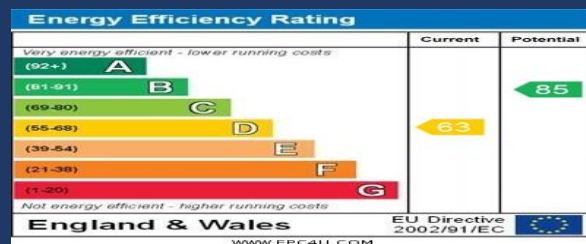
GROUND FLOOR



1ST FLOOR



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