



FREEHOLD

£349,950



2 EDGE HILLS CLOSE, CINDERFORD, GLOUCESTERSHIRE, GL14 2XD

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY WITH W.C.
- LARGE GARDENS & OFF ROAD PARKING
- LOUNGE WITH WOODBURNER
- DETACHED PROPERTY
- KITCHEN/DINER
- GAS CENTRAL HEATING
- VIEWS
- NO ONWARD CHAIN

www.kjtresidential.co.uk

2 EDGE HILLS CLOSE, CINDERFORD, GLOUCESTERSHIRE, GL14 2XD

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, AN EXTENSIVELY RENOVATED FOUR BEDROOM DETACHED (CIRCA 1920 BUILT) HOUSE WITH LARGE GARDENS AND LOVELY WESTERLY VIEWS.

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 -

Porch: Tiled floor, inner door to -

Hall: Pine floorboards, radiator, under-stairs storage cupboard, picture rail.

Lounge: 14' 1" x 10' 8" (4.3m x 3.25m), Fireplace with tiled hearth and oak mantle, bay window to rear with views, window to front, radiator, pine floor boards, picture rail.



Kitchen/Diner: 15' 4" x 12' 2" (4.68m x 3.7m), Fitted at wall and base level, oak worktops, Range cooker with splash-back and hood, island unit with sink, plumbing for dishwasher, pine flooring, radiator, down-lighters, French doors to rear and side - the rear having views.

Dining Room: 14' 1" x 9' 10" (4.3m x 3m), Pine flooring, gas inset fire, radiator, picture rail.

Utility Room: Plumbing for washing machine, W.C., sink, newly installed gas boiler providing central heating and domestic hot water.

Landing: Window to front, radiator, floor boards painted throughout.



Bedroom One: 14' 1" x 9' 10" (4.3m x 3m),
Window to front, radiator, picture rail.

Bedroom Two: 12' 3" x 8' 10" (3.74m x 2.7m),
Window to front, radiator, picture rail.

Bedroom Three: 12' 2" x 8' 11" (3.7m x 2.71m),
Radiator, window to rear with views, picture rail.

Bedroom Four: 12' 3" x 4' 7" (3.74m x 1.4m),
Radiator, window to rear with views, picture rail.

Bathroom: Panelled bath, screen and over-bath shower, vanity wash hand basin, W.C., tiled floor and walls, window to side, extractor, towel rail radiator.

Outside: Garden to front with lawned area and path to front door, gravelled driveway and side access to rear garden. The rear is good sized with westerly views, laid to lawn with gravel patio and hard standings.

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



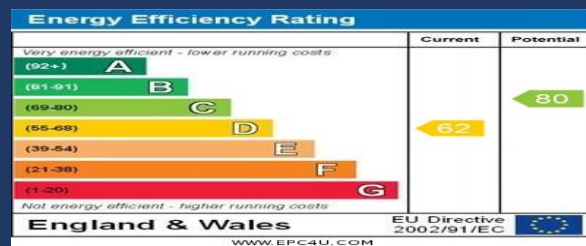
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR



1ST FLOOR



PASSIONATE
ABOUT
Property
SINCE 1982