



**LEASEHOLD**

**£165,000**



**10 TURLEY COURT, CINDERFORD, GLOUCESTERSHIRE, GL14 2PE**

- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- CLOSE TO WOODLAND WALKS

- LARGE OPEN PLAN LIVING AREA
- DOUBLE GLAZING
- EASY MAINTAINED GARDEN

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## IDEAL AS AN INVESTMENT OR FIRST TIME BUY, A SPACIOUS LIGHT AND AIRY COACH HOUSE WITH A LARGE LIVING AREA, TWO DOUBLE BEDROOMS AND A BATHROOM

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 -

**Hall:** Door to -

**Bedroom Two:** 17' 9" x 7' 10" (5.4m x 2.4m), Window to front, radiator.

Stairs to -



**Landing:**

**Open Plan Living Area:** 18' 2" x 16' 5" (5.53m x 5m), A spacious light and airy room, two windows to front, radiators, skylights. Kitchen area is fitted at wall and base level with fitted oven, hob with hood over, sink unit, plumbing for automatic washing machine, Metro tiled splash-backs, gas boiler for central heating and domestic hot water.

**Bedroom One:** 13' 5" x 10' 6" (4.1m x 3.2m), Built-in cupboard, radiator, window.

**Bathroom:** 6' 11" x 5' 11" (2.1m x 1.8m), Panelled bath, W.C., sink unit, heated towel rail, skylight, extractor, tiling to floors and walls.





**Outside:** Communal parking area with store.  
Enclosed easy maintained garden area.

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

**Outgoings:**

Insurance £118.44 per annum.

Service charge £50 per annum.

Ground Rent £10 per annum.

999 years lease.



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**



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**