



**FREEHOLD**

**£125,000**



**112 CHURCH ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14  
3EH**

- TWO BEDROOMS
- KITCHEN/DINER
- GOOD SIZED GARDEN
- MASSES OF POTENTIAL
- LIVING ROOM
- BATHROOM
- VIEWS TO FRONT ELEVATION
- NO ONWARD CHAIN

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## A TWO BEDROOMED END TERRACE COTTAGE WITH MASSES OF POTENTIAL. GOOD SIZED GARDEN AND EXCELLENT OUTLOOK TO FRONT ELEVATIONS.

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 -

**Living Room:** 12' 6" x 10' 10" (3.8m x 3.3m),  
Fireplace with wood-burner, radiator, window to front with views.

**Kitchen/Diner:** 11' 6" x 10' 10" (3.5m x 3.3m),  
Fitted at wall and base level, sink unit, window to rear, tiled floor, radiator, door to -

**Rear Porch:** Door to outside.



**Landing:**

**Bedroom One:** 12' 6" x 8' 6" (3.8m x 2.6m), Window to front with views, radiator, stairs to -

**Loft Bedroom:** 15' 5" x 13' 1" (4.7m x 4m), Skylights, radiator.

**Bedroom Two:** 8' 6" x 5' 11" (2.6m x 1.8m), Window to rear, boiler cupboard with gas boiler for central heating and domestic hot water, radiator, door to -



**Bathroom:** Three piece suite, window, radiator.

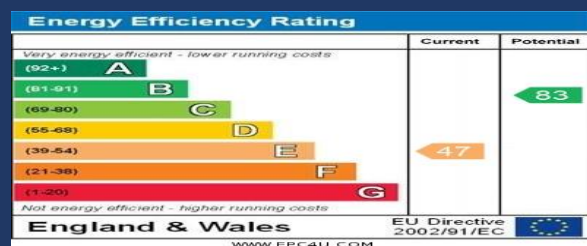
**Outside:** Gardens to front. To the rear is communal parking, outhouse with access to rear gardens.

**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**



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