



**FREEHOLD**

**£350,000**



**44A BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14  
2AG**

- THREE BEDROOMS
- KITCHEN WITH WALK-IN LARDER
- DOUBLE GLAZING
- SUMMERHOUSE
- LARGE RECEPTION ROOM
- GAS CENTRAL HEATING
- GARDEN
- GARAGING

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

**AN IMPOSING PERIOD THREE BEDROOMED DETACHED HOUSE WITH MANY  
RETAINED CHARACTER FEATURES, PRIVATE GARDENS AND A LARGE  
WORKSHOP/GARAGE BLOCK**

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 Porch:** Half glazed door with side panels to -

Double doors to -

**Hall:** Radiator, under-stairs storage cupboard.

**Living Room:** 14' 9" (into bay) x 12' 2" (4.5m x 3.7m), Tiled fireplace, bay window to front, radiator, archway through to -



**Dining Room:** 12' 10" x 11' 10" (3.9m x 3.6m), Window to side, door and window to rear, radiator, gas fire.

**Kitchen:** 10' 6" x 10' 2" (3.2m x 3.1m), Fitted at wall and base level, sink unit, window, radiator, walk-in larder

**Landing:** Window to side, loft access, radiator.

**Bedroom One:** 11' 10" x 11' 10" (3.6m x 3.6m), Bay window with views, radiator.



**Bedroom Two: 12' 10" x 11' 10" (3.9m x 3.6m),**  
Window to rear, radiator.

**Bedroom Three: 7' 7" x 5' 11" (2.3m x 1.8m),**  
Window to front, radiator.

**Bathroom: 10' 6" x 5' 11" (3.2m x 1.8m),** Wash  
hand basin, panelled bath with over-bath  
shower, tiling to walls, window to rear, radiator.  
Airing cupboard with gas boiler for central  
heating and domestic hot water.

**Separate W.C.:** W.C., radiator, window to rear.

**Outside:** Gated access off Belle Vue Road  
leads to front gardens with path to front door.  
The rear garden has lawned area,  
herbaceous borders, summerhouse and patio  
area, vegetable plot, greenhouse and  
garden shed. There is a garage with power  
and light 7' 10" x 6' 11" (2.4m x 2.1m). There is  
access to the rear via an unmarked track off  
Woodville Road West.

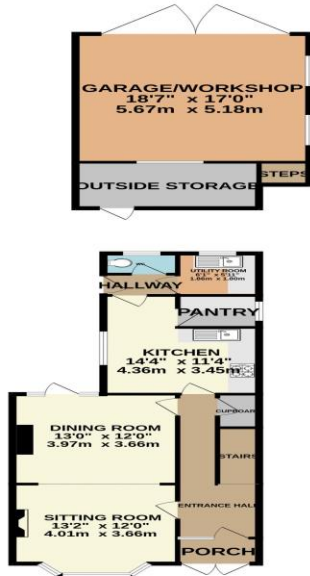
**Services:** All main services connected to the  
property. The heating system and services  
where applicable have not been tested.



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  
1090 sq.ft. (101.2 sq.m.) approx.

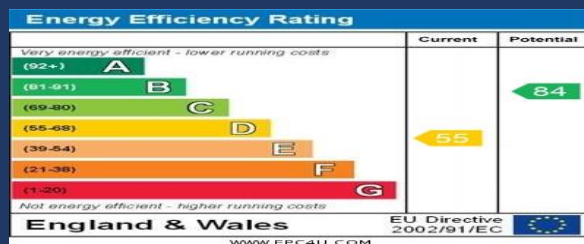
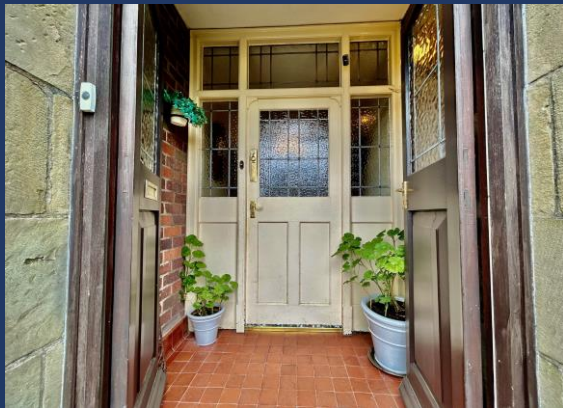


1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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 errors or omissions of this 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 operation or efficiency can be given.  
Made with Metropix ©2025



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982