



FREEHOLD

£385,000



12 BILSON, CINDERFORD, GLOUCESTERSHIRE, GL14 2LJ

- THREE BEDROOMS
- CHARACTER FEATURES
- OPEN PLAN LIVING
- GARDEN KITCHEN & BAR
- OUTBUILDINGS
- LARGE LUXURY BATHROOM
- GAS CENTRAL HEATING
- BACKING ONTO WOODED AREA WITH CYCLE ROUTE ACCESS
- PARKING

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS SPACIOUS THREE BEDROOMED CONTEMPORARY STYLED HOME WITH LARGE OPEN PLAN LIVING AREAS, PERIOD FEATURES, GARDEN WITH OUTSIDE KITCHEN AND BAR AS WELL AS LARGE WORKSHOP AND AMPLE PARKING.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, 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: 22' 0" x 11' 10" (6.7m x 3.6m), Two windows to front with plantation shutters, two stone fireplaces, feature exposed stone wall, under-stair storage cupboard and is open plan to -

Living/Dining Room: 23' 0" x 11' 10" (7m x 3.6m), Cast iron Victorian fireplace, two windows with plantation shutters, door to side, exposed stone wall and is open plan to -

Kitchen: 25' 11" x 12' 10" (7.9m x 3.9m), Peninsular unit forming breakfast bar, wall and base level units, granite worktops, inset sink, gas range cooker, window to side, door to -



Utility/Rear Hall: 7' 1" x 4' 3" (2.15m x 1.3m), Off which is a W.C. with two piece suite and door to garden.

First floor stairs to -

Landing:

Bedroom One: 11' 10" x 11' 2" (3.6m x 3.4m), Fitted wardrobes, windows to side and rear, radiator.



Bedroom Two: 11' 10" x 10' 2" (3.6m x 3.1m),
Window to front, radiator.

Bedroom Three: 11' 10" x 8' 6" (3.6m x 2.6m),
Window to front, radiator.

Bathroom: 11' 10" x 11' 2" (3.6m x 3.4m), Raised bath with over-bath shower and screen, vanity wash hand basin, close box W.C., window to side built-in cupboard, skylight, extractor, fitted cupboard, tiling.

Outside: A feature of the property is the gardens and outbuildings with ample parking to both side elevations, and small area to front. The rear being of excellent size with large patio, fenced play area, corrugated iron workshop/store 14' 9" x 11' 10" (4.5m x 3.6m), garden kitchen and bar 12' 2" x 9' 6" (3.7m x 2.9m) with barbeque, pizza oven, bar and seating area, open plan to decked area, garden shed and utility area plus garage/workshop 23' 4" x 14' 9" (7.1m x 4.5m) with power & light and roller door. The property backs onto an area of woodland and a pathway gives access to the nearby Forest.

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.

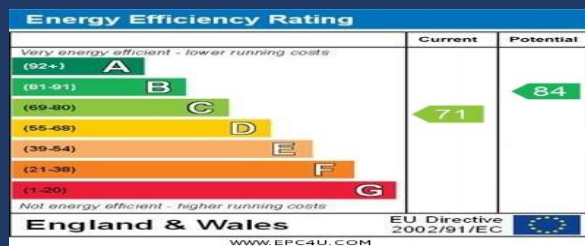
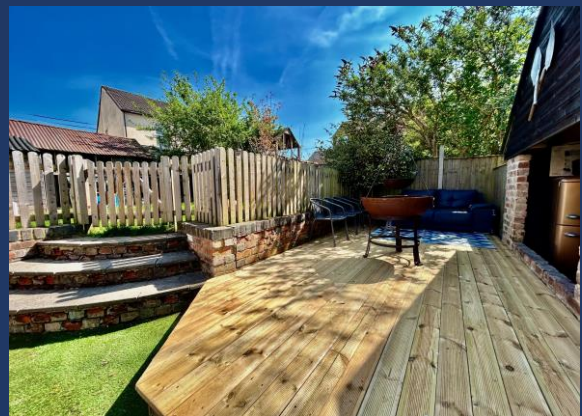
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GROUND FLOOR



1ST FLOOR



PASSIONATE
ABOUT
Property
SINCE 1982