



FREEHOLD

£279,500



**116A, VALLEY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
3HQ**

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- GARDENS AND OFF ROAD PARKING
- LOUNGE
- WET ROOM WITH UNDER-FLOOR HEATING
- DOUBLE GLAZING THROUGHOUT
- NO ONWARD CHAIN

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS BEAUTIFUL TWO BEDROOM BUNGALOW SITUATED OPPOSITE LINEAR PARK WITH WALKS, CYCLE TRACKS AND BEAUTIFUL SCENERY LITERALLY ON YOUR DOORSTEP. THE BUNGALOW IS EXTREMELY WELL PRESENTED AND BENEFITS FROM OFF ROAD PARKING, A MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS, GREAT SIZED LOUNGE AND WET ROOM HAVING UNDER FLOOR HEATING.

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.

Composite front door with glass panelling to -

Entrance Hall: Access to loft via loft ladder, radiator, Karndean flooring, door to -

Lounge: 12' 0" x 11' 11" (3.67m x 3.63m), Windows to two aspects letting the light flood in, Karndean floor, feature fireplace housing wood-burner style gas fire, radiator, T.V. point, side lights.

Kitchen/Breakfast Room: 16' 4" x 12' 0" (4.99m x 3.65m), Modern style wall and base units provide ample worktop and storage space. There is an integrated fridge/freezer, induction hob with stainless steel extractor over, electric oven and grill and a dishwasher. There is a stainless steel one and a half bowl sink with mixer tap, tiled splash-backs, wood effect worktops.



A cupboard houses a Worcester gas boiler which provides central heating and domestic hot water. There is tiled flooring, picture window overlooks the garden and door to outside.

Bedroom One: 13' 11" x 12' 0" (4.25m x 3.66m), Window to front with pleasant outlook, radiator.

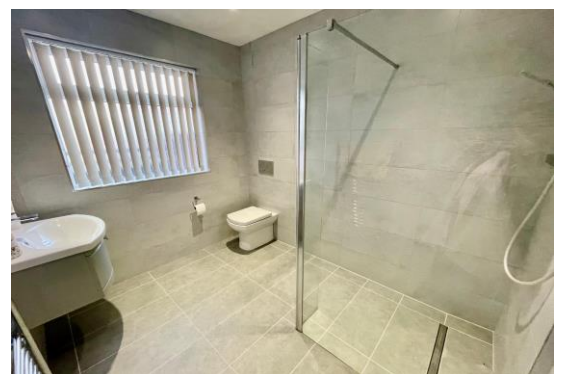
Bedroom Two: 11' 11" x 11' 11" (3.64m x 3.64m), Patio doors to rear patio which lets the light flood in, radiator.

Wet Room: 8' 5" x 6' 9" (2.57m x 2.06m), Suite comprising low level W.C., wash basin inset in a vanity unit and shower cubicle with 'Rainfall' head. The room has a tiled floor with under-floor heating, heated towel rail, tiled walls, window.



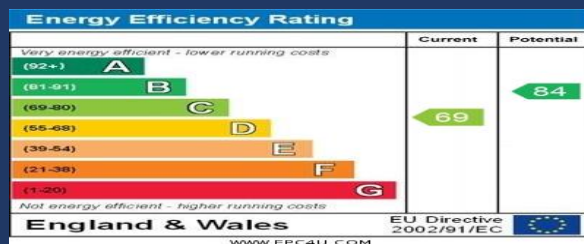
Outside: Double wrought iron gates give access on to a block pavia driveway. There is a lawn with raised flower borders and seasonal planting, there is also a seating area. The garden has wall and fence boundaries and there is pedestrian access to the rear gardens with patio area, steps lead up to a lawn which is surrounded by various shrubs, trees and bushes. There is a wooden garden shed, greenhouse and a pond. The garden has fence and hedge boundaries.

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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ABOUT
Property
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