



**LEASEHOLD**

**£125,000**



**1 HILLBERRY ROAD, FOREST VIEW PARK, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2JB**

- TWO BEDROOMS
- MAINS GAS CENTRAL HEATING
- DOUBLE GLAZING
- LOUNGE
- KITCHEN/DINER
- BATHROOM & EN-SUITE

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

# 1 HILLBERRY ROAD, FOREST VIEW PARK, CINDERFORD, GLOUCESTERSHIRE, GL14 2JB

## A SPACIOUS TWO DOUBLE BEDROOMED PARK HOME WITH LARGE OPEN PLAN LIVING SPACE AND PLEASANT GARDENS WITH LOVELY OUTLOOK.

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 -

**Kitchen/Diner: 17' 1" x 8' 2" (5.2m x 2.5m),** Fitted at wall and base level providing ample worktop and storage space, fitted oven hob and hood, sink unit, gas boiler providing central heating and domestic hot water, windows to side and front with views, radiator, archway to -

**Lounge: 20' 0" x 10' 6" (6.1m x 3.2m),** Patio door to balcony, faux fireplace, window to front with views, radiator.

**Inner Hall:** Radiator.



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

**Bedroom One: 10' 6" x 9' 2" (3.2m x 2.8m),** Fully fitted, window, radiator. En-Suite: Shower cubicle, W.C., sink unit, radiator, window.

**Bedroom Two: 10' 10" x 9' 2" (3.3m x 2.8m),** Fully fitted, radiator, window.

**Outside:** Gardens to front and side, lawned area, herbaceous borders, raised beds, outhouse, covered seating area.



**Services:** All mains services are 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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