



FREEHOLD

£195,000



**48 ABBEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14
2NW**

- TWO/THREE BEDROOMS
- DOUBLE GLAZING
- IDEAL FIRST TIME BUY

- LARGE KITCHEN/DINER
- WELL MAINTAINED THROUGHOUT
- PLEASANT GARDENS

www.kjtresidential.co.uk

KJT RESIDENTIAL ARE DELIGHTED TO MARKET THIS SPACIOUS AND WELL MAINTAINED 2/3 BEDROOM SEMI-DETACHED HOUSE IN A CONVENIENT LOCATION WITH A LARGE KITCHEN/DINER AND PLEASANT GARDENS.

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 -

Lounge: 12' 7" x 10' 5" (3.83m x 3.17m),
Window to front, radiator.

Kitchen/Dining Room: 23' 0" x 12' 6" (7.01m x 3.81m), Fitted at wall and base level providing worktop and storage space, tiled splash-backs, double oven, gas hob, sink unit, radiator, downlighters, window to side, integrated fridge/freezer and washing machine.

Rear Hall: Door to outside.



Bathroom: Three piece suite comprising bath with over bath shower & screen, W.C., wash hand basin, radiator, window.

First Floor Landing: ,

Bedroom One: 10' 8" x 10' 5" (3.25m x 3.17m), Wall to wall wardrobes, window to front, radiator.

Bedroom Two: 12' 5" x 10' 0" (3.78m x 3.05m), Radiator, windows to rear and side, door to -



Bedroom Three/Study: 10' 7" x 10' 0" (3.22m x 3.05m), Of limited head height, built-in cupboard housing gas boiler providing central heating and domestic hot water, radiator, window to side.

Outside: To the front of the property is a courtyard. The rear gardens are of good size and there is a patio, lawn, covered seating area and decked area.

Services: , All main 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.

01594 823033

Ground Floor

Approx. 42.2 sq. metres (453.7 sq. feet)

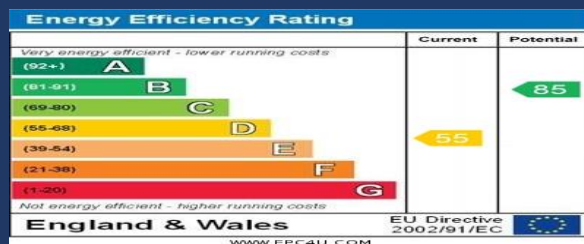


First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.6 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982