



**FREEHOLD**

**£275,000**



**18 STAPLE EDGE VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14  
3EJ**

- FOUR BEDROOMS (EN-SUITE TO MASTER BEDROOM)
- DINING ROOM
- UTILITY & W.C.
- GARAGE
- LOUNGE
- KITCHEN/DINER
- DOUBLE GLAZING
- GARDENS
- VIEWS TO THE REAR

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## 18 STAPLE EDGE VIEW, CINDERFORD, GLOUCESTERSHIRE, GL14 3EJ

SET ACROSS THREE FLOORS, THIS WELL-DESIGNED LINK-DETACHED PROPERTY OFFERS GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT. THE HOME FEATURES FOUR BEDROOMS, MAKING IT IDEAL FOR FAMILY LIVING, WITH THE FLEXIBILITY TO CREATE A HOME OFFICE OR GUEST SPACE IF REQUIRED.

EXTERNALLY, THE PROPERTY BENEFITS FROM A GARAGE AND OFF-ROAD PARKING, A SUPERB OPPORTUNITY TO ACQUIRE A SPACIOUS HOME WITH MODERN LIVING. FOUR BEDROOMED LINK DETACHED THREE STOREY HOME.

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.

Front door to -

**Hall:** Radiator.

**Bedroom Three: 10' 0" x 10' 0" (3.05m x 3.05m),** Radiator, window to front.

**Shower Room:** W.C., pedestal wash hand basin, shower cubicle with shower, radiator, tiled floor and walls.



**Bedroom Two: 11' 0" x 10' 0" (3.35m x 3.05m),** Window to rear with views, radiator.

**Bedroom Four: 10' 10" x 9' 2" (3.30m x 2.79m),** Window to rear, radiator.

From the Hallway, stairs leading to -

**Master Bedroom: 21' 3" x 12' 2" (6.47m x 3.71m) inclusive of stairwell,** Two windows to front, eaves storage, cupboards, radiators.



**En-Suite Bathroom: 9' 10" x 7' 1" (3m x 2.17m),** Comprising bath, W.C., wash hand basin, skylight, radiator, eaves storage cupboards.

**Lower Ground Floor:** From the hall, stairs leading to -

**Hallway:** Tiled floor, off which is a-

**Utility Room & W.C.:** Plumbing for automatic washing machine, W.C., wash hand basin, tiled splash-backs, tiled floor.

**Kitchen/Dining Room: 21' 3" x 23' 2" (6.47m x 7.05m),** Wall and base level units, sink unit, oven and hob with hood over, windows to side and rear, radiators, tiled floor.

**Dining Room: 11' 0" x 9' 0" (3.35m x 2.74m),** French doors to rear, radiator, opening to -

**Lounge: 19' 0" x 9' 6" (5.79m x 2.9m),** Window to rear, radiator.

**Outside:** There is a gravelled driveway leading to single attached garage with gas boiler for central heating and domestic hot water. Steps lead to gardens with patio and lawned areas which are westerly facing with views.

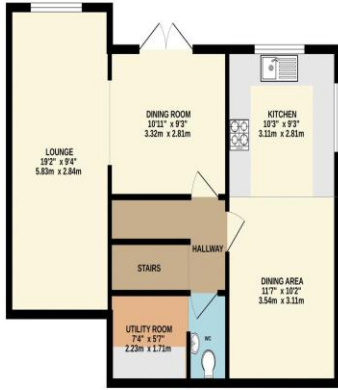
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



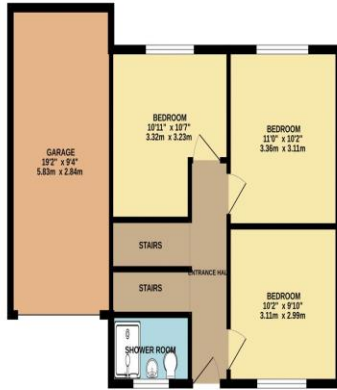
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

**01594 823033**

LOWER FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



GROUND FLOOR ENTRANCE  
618 sq.ft. (57.4 sq.m.) approx.

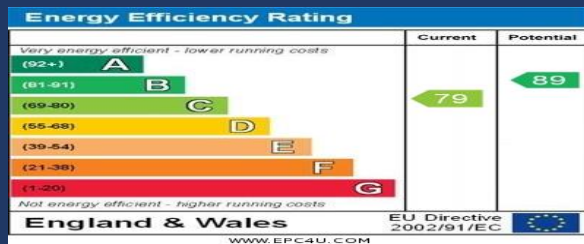


2ND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1720 sq.ft. (159.8 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 error, omission or mis-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 operability or efficiency can be given.  
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