



**FREEHOLD**

**£385,000**



**15 ST. ANNALS ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14  
2AR**

- FOUR BEDROOMS
- LARGE LIVING ROOM
- GARAGE

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EXCELLENT LOCATION

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

**SITUATED IN AN ELEVATED LOCATION JUST ABOVE THE TOWN CENTRE OF CINDERFORD AND WITH AN EXCELLENT OUTLOOK TO FRONT ELEVATIONS, AN EXTREMELY SPACIOUS FOUR BEDROOM DETACHED HOME WITH A LIGHT AND AIRY FEEL.**

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

Front door to -

**Hall:** Window to front, glazed door to -

**Lounge:** 20' 4" x 14' 5" (max.) (6.19m x 4.4m(max.)), Three radiators, windows to front and rear, glazed door to -

**Hall:** 7' 10" x 5' 7" (2.4m x 1.7m), Radiator.



**Dining Room:** 13' 1" x 12' 2" (4m x 3.7m), Radiator, window to front.

**Downstairs Bathroom:** 7' 10" x 5' 7" (2.4m x 1.7m), Three piece suite, tiling to walls and floor, window to side, towel rail radiator, built-in cupboard, window to side, extractor.

**Kitchen:** 10' 6" x 8' 2" (3.2m x 2.5m), Sink unit, oven with gas hob, window to rear, tiling to floor, dishwasher, fridge/freezer, extractor, downlighting.





**Rear porch Conservatory: 7' 10" x 4' 3" (2.4m x 1.3m),**

Open tread stairs to -

**Landing:** Window to rear, loft access.

**Master bedroom: 19' 8" x 14' 9" (6m x 4.5m),**  
Two radiators, windows to front and side.

**Bedroom Two: 12' 6" x 10' 10" (3.8m x 3.3m),**  
Window to front with views, radiator, built-in cupboard.

**Bedroom Three: 11' 10" x 8' 2" (3.6m x 2.5m),**  
Radiator, window to rear.

**Bedroom Four: 8' 10" x 8' 6" (2.7m x 2.6m),**  
Radiator, window to side.

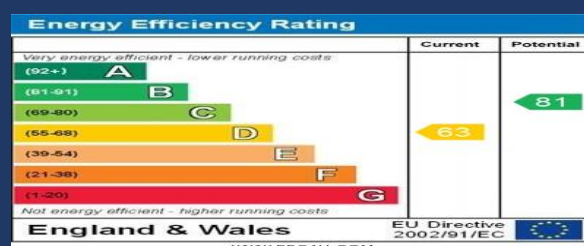
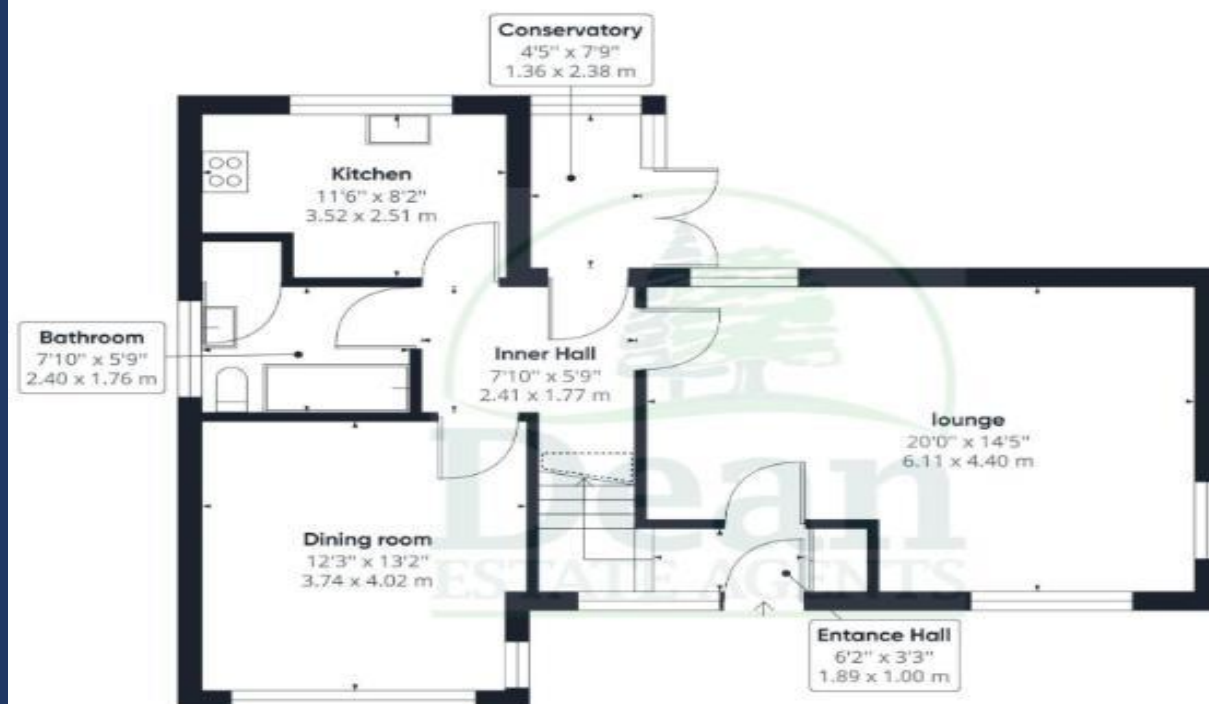
**Outside:** Driveway to garage, parking area.  
Private lawned area to front with herbaceous borders, gravelled path to side and rear.

**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**



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**