



**FREEHOLD**

**£199,000**



**7 MAPLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 2NE**

- 2/3 Bedrooms
- Double glazing
- Kitchen breakfast room
- Seperate W/C
- Office

- Living room
- Gas central heating
- Shower room
- Gardens
- Dinning room

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## 7 MAPLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 2NE

**KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE A SPACIOUS TWO (POTENTIALLY THREE) BEDROOM MODERN END TERRACED HOME REQUIRING SOME UPDATING BUT OFFERING A EXCELLENT OPPORTUNITY TO GET ON THE HOUSING LADDER. CLOSE TO LOCAL AMENITIES INCLUDING THE HEALTH CENTRE , SHOP ,COLLEGE AND HOSPITAL IT WOULD ALSO BE A VIABLE BUY TO LET OPPOTUNITY.**

**Entrance Hall:** , Front door, under stairs storage area, laminate floor.

**Kitchen/Breakfast Room:** 12' 1" x 8' 0" (3.679m x 2.45m), Fitted at wall and base level with sink unit ,built in cupboards, gas boiler for central heating and domestic hot water, window to front serving hatch to

**Living Room:** 15' 2" x 12' 2" (4.62m x 3.71m), Picture window to rear, radiator

**Dining area:** 8' 7" x 5' 11" (2.613m x 1.804m), Door and window to rear, radiator.



**First Floor Landing:** , Access to loft, large storage cupboard.

**Bedroom 1:** 12' 4" x 10' 6" (3.75m x 3.21m), Window, radiator, large storage cupboard.

**Bedroom 2:** 12' 0" x 9' 7" (3.65m x 2.92m), Window to front, radiator.

**Office:** 5' 1" x 3' 11" (1.56m x 1.2m), Window (Agents note. bedroom 1 could be made smaller to make the office into a third bedroom)





**Shower Room:** , Shower cubicle, wash hand basin, tiling to walls, window, heated towel rail.

**W/C:** , W/C, part tiled walls, window.

**Outside:** , Low maintenance gardens to front and rear elevations.

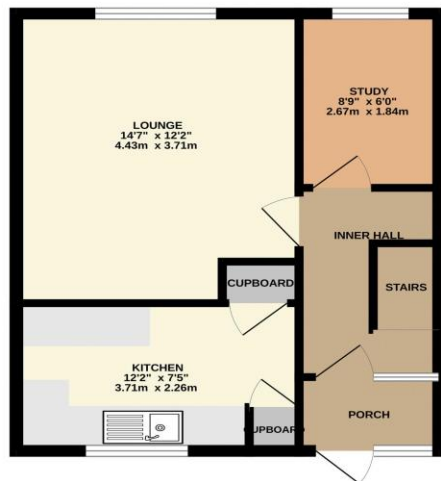
**services:** , All mains

**Tenure:** , Freehold

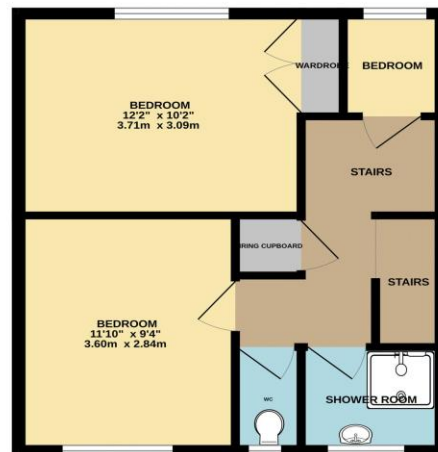


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.

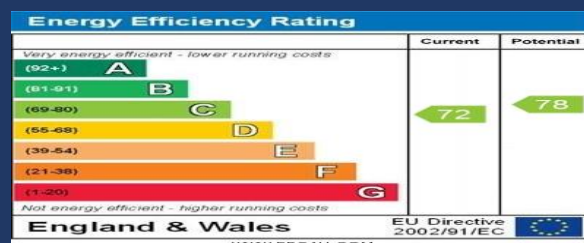


1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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