



FREEHOLD

£250,000



3 PROSPECT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2DY

- TWO/THREE BEDROOMS
- KITCHEN
- UPSTAIRS W.C.
- DOUBLE GLAZING
- OFF ROAD PARKING FOR THREE VEHICLES
- TWO RECEPTION ROOMS
- BATHROOM
- GAS CENTRAL HEATING
- LARGE GARDENS
- EXTENSIVE VIEWS TO REAR ELEVATION

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS ATTRACTIVE, FOREST STONE TWO/THREE BEDROOM SEMI-DETACHED COTTAGE WITH LARGE LIVING ROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, LARGE GARDENS WITH VIEWS EXTENDING OVER THE FOREST AND OFF ROAD PARKING FOR THREE VEHICLES, IN A QUIET YET CONVENIENT LOCATION.

The market town Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

A wider range of facilities are 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: Window to side, radiator, stairs off.

Lounge: 12' 0" x 11' 10" (3.65m x 3.60m),
Fireplace with fitted gas fire, window to front, radiator, open plan to -

Living Room: 12' 1" x 11' 8" (3.68m x 3.55m),
French doors to decked area, fitted shelving, radiator, display fireplace, door through to -



Kitchen: 9' 8" x 8' 10" (2.94m x 2.69m),
Fitted at wall and base level providing ample worktop and storage space, sink unit, washing machine, dishwasher, fridge fitted oven with gas hob and extractor over, tiled splash-backs, window to side, gas boiler providing central heating and domestic hot water.

Bathroom: 8' 10" x 5' 6" (2.69m x 1.68m),
Three piece suite, wainscot panelling to walls, radiator, tiling to walls, over-bath shower, window to front.

Downstairs Bedroom/Dining Room: 12' 10" x 9' 6" (3.91m x 2.89m), Windows to side and rear, door to rear.

First Floor Landing: Radiator.



Bedroom One: 12' 0" x 11' 8" (3.65m x 3.55m), Window to rear with views, radiator, fitted wardrobes.

W.C.: Two piece suite, tiled splash-backs.

Bedroom Two/Office: 9' 0" x 8' 2" (2.74m x 2.49m), Fitted wardrobes, window to front, stairs off leading to -

Bedroom Three: 12' 1" x 11' 8" (3.68m x 3.55m), Skylight with views, radiator.

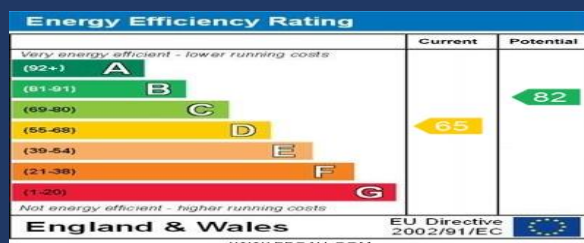
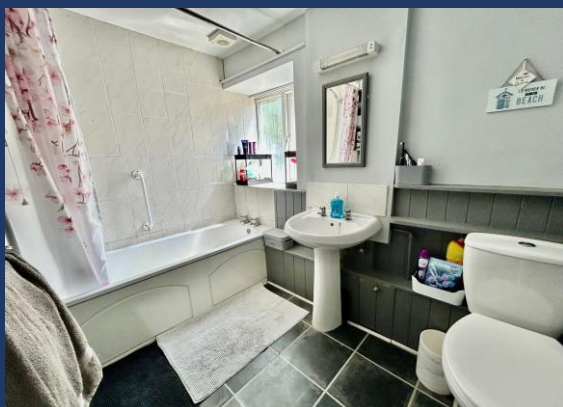
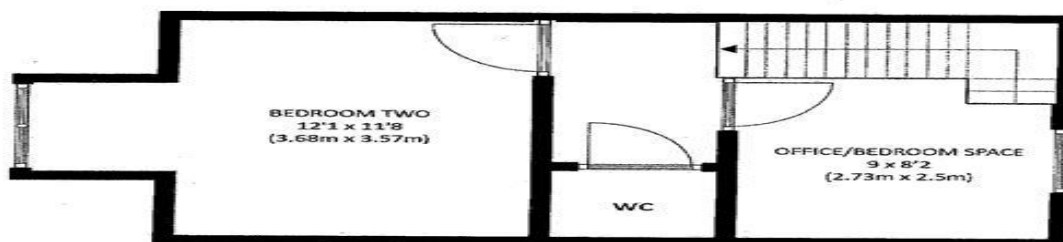
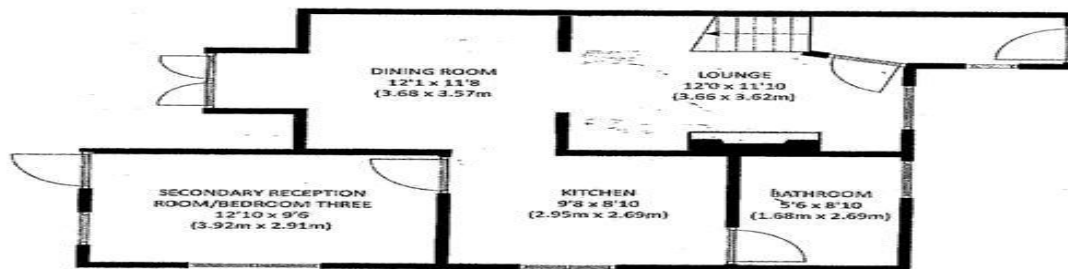
Outside: A feature of the property are the gardens which are to the front side and rear elevations bounded to the front by stone wall and wrought iron pedestrian gate and wrought iron double gates giving access to large parking area. Front garden has grassed areas, herbaceous borders and pathway. The path leads around the side of the property to the rear elevation which has large decked area and large patio area to enjoy the fabulous sunsets which can be seen from this house. Two outbuildings comprising large timber shed being approx. 15' 0" x 10' 0" (4.57m x 3.05m) and garden shed/potting shed.

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.

01594 823033



PASSIONATE
ABOUT
Property
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