



FREEHOLD

£410,000



2 WARWICK RISE, CINDERFORD, GLOUCESTERSHIRE, GL14 3BG

- FOUR DOUBLE BEDROOMS
- LARGE LIVING ROOM
- BATHROOM & EN-SUITE
- OFF ROAD PARKING

- REFITTED OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- GAS CENTRAL HEATING

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2 WARWICK RISE, CINDERFORD, GLOUCESTERSHIRE, GL14 3BG

RARELY AVAILABLE IN THIS SELECT DEVELOPMENT, KJT RESIDENTIAL ARE DELIGHTED TO SHOWCASE THIS FOUR BEDROOMED DETACHED FAMILY HOME WITH LEVEL GARDENS AND VIEWS OVER THE ROOF TOPS TOWARDS THE REAR. THE PROPERTY BENEFITS FROM LARGE OPEN PLAN KITCHEN/BREAKFAST ROOM AND THE LIVING ROOM HAS FRENCH DOORS ONTO THE REAR PATIO.

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 -

Kitchen/Diner: 21' 8" x 10' 2" (6.6m x 3.1m), Completely refitted in recent years with grey Shaker style units and marble worktops, island unit, space for fridge/freezer and Range cooker, extractor over, integrated sink and dishwasher, radiators, two windows to front.

Inner Hall: Off which is -

W.C.: Two piece suite, tiled floor and splash-back, radiator.



Utility Room: Plumbing for automatic washing machine, worktop, gas boiler for central heating and domestic hot water, radiator, tiled floor.

Lounge: 21' 8" x 13' 1" (6.6m x 4m), Window to rear, French doors to rear, Eco fire, radiators, under-stairs storage cupboard.

First Floor Landing: Radiator, airing cupboard, access to loft.

Bathroom: 7' 7" x 5' 11" (2.3m x 1.8m), Three piece suite, over bath shower, tiling to walls and floor,



Bedroom Four: 10' 2" x 7' 3" (3.1m x 2.2m),
Radiator, window to rear.

Bedroom One: 11' 10" x 10' 10" (3.6m x 3.3m),
Built-in wardrobes, window with views.

En-suite: W.C., sink unit, shower cubicle with shower, wash hand basin, skylight, tiled floor.

Bedroom Two: 13' 5" x 10' 2" (4.1m x 3.1m),
Built-in wardrobes, radiator, window to rear with views.

Bedroom Three: 10' 10" x 9' 6" (3.3m x 2.9m),
Radiator, window to rear with views.

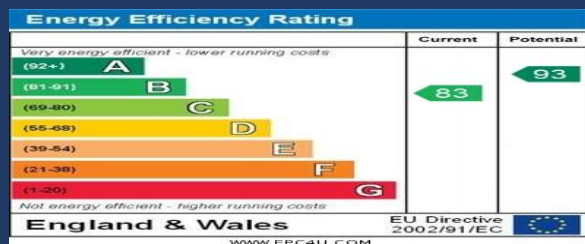
Outside: There is parking to the front elevation. Side pedestrian access leads to the rear garden with lawns, patio, decked area taking advantage of the views and sunshine.

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



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ABOUT
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