



FREEHOLD

£215,000



**8 SILVER STREET, LITTLEDEAN, CINDERFORD,
GLOUCESTERSHIRE, GL14 3NN**

- CHARMING COTTAGE
- PRIVATE GARDENS
- INGLENOOK FIREPLACE
- VIEWS TO REAR
- TRIPLE GLAZING
- POPULAR LOCATION
- TWO BEDROOMS
- 'BLOSSOM' (THE LIVING WAGON)
- GAS CENTRAL HEATING

www.kjtresidential.co.uk

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SITUATED IN THE INCREASINGLY POPULAR VILLAGE OF LITTLEDEAN, A CHARMING TWO BEDROOM COTTAGE WITH PEACEFUL BACK GARDEN BACKING ONTO FORMER PARKLAND AND WITH THE ADDED BENEFIT OF 'BLOSSOM' A VINTAGE LIVING WAGON GIVING EXTRA ACCOMMODATION IN A BEAUTIFUL SETTING.

The village of Littledean has a range of amenities which include, shops, post office, butchers, fish and chip shop, hairdresser, garage, public house, church, primary school and a bus service to Gloucester and surrounding areas. The market town of Cinderford is approximately 11/2 miles distance where there are a further range of facilities.

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.

Entrance door to -

Living Room: 17' 2" x 10' 2" (5.23m x 3.10m), Inglenook fireplace and gas stove, window to front, flagstone floor (space for dining table), radiator.

Kitchen: 17' 2" x 7' 0" (5.23m x 2.13m), Fitted at wall and base level with sink unit, tiled splash-backs, flagstone floor, window to rear and stairs off.

Steps lead to -



Rear Hall: Plumbing for automatic washing machine, worktop, window to rear, door to rear and downstairs W.C. with two piece suite, window.

Landing: 10' 6" x 6' 7" (3.20m x 2.01m), Storage recess, access to part boarded loft.

Bedroom One: 10' 3" x 10' 2" (3.12m x 3.10m), Window to front, radiator.

Bedroom Two: 10' 3" x 7' 1" (3.12m x 2.16m), Window to rear, overlooking the garden, radiator.



Bathroom: Three piece suite in white with tiling to walls, towel rail radiator, window to front.

Outside: Delightful private gardens with lawned area, patio, block-built store, herb garden, mature shrubs and trees, former outside W.C. with power (could be recommissioned), views overlooking former parkland, gravel seating area and 'Blossom' a vintage living wagon with an interesting history, these types of trailers would have been used by traction engine drivers and would have been their home from home whilst working away. 'Blossom' has a lot of charm, with fitted kitchen with fridge and gas cooker, fitted bunk double bed with storage below, window overlooking the garden and parkland and a wood-burning stove making it ideal for both summer and winter use. Power is connected and water could be, making it possible to contemplate an air B&B type let/craft room/office/visitor accommodation or as the current owners happily use it, a home based holiday home!!

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



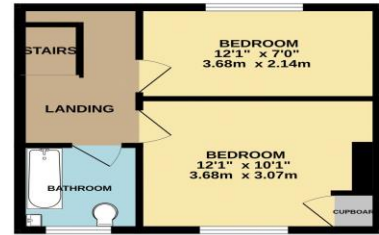
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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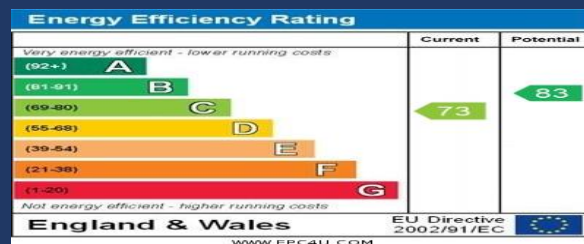
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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ABOUT
Property
SINCE 1982