



FREEHOLD

£265,000



**20 FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14
2DJ**

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- ATTRACTIVE SOUTH FACING GARDEN
- END TERRACE COTTAGE
- LARGE KITCHEN/DINER
- DOWNSTAIRS BATHROOM
- GAS CENTRAL HEATING

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20 FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2DJ

A RARE OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PRESENTED THREE-BEDROOM END-TERRACE PERIOD COTTAGE, SITUATED IN A DESIRABLE LOCATION. FULL OF CHARACTER AND ORIGINAL FEATURES, THIS ATTRACTIVE HOME OFFERS SPACIOUS ACCOMMODATION WITH A PERFECT BLEND OF TRADITIONAL CHARM AND MODERN CONVENIENCE. THE GROUND FLOOR COMPRISES A LARGE KITCHEN/DINER, IDEAL FOR ENTERTAINING, WITH AMPLE SPACE FOR FAMILY DINING AND COOKING. THE KITCHEN ENJOYS VIEWS OVER THE SURROUNDING AREA AND IS FILLED WITH NATURAL LIGHT. UPSTAIRS, THE PROPERTY OFFERS THREE BEDROOMS, ALL TASTEFULLY DECORATED. EXTERNALLY, THE PROPERTY BENEFITS FROM STUNNING OPEN VIEWS, ENHANCED BY ITS END-TERRACE POSITION, OFFERING ADDED PRIVACY AND SIDE ACCESS. EARLY VIEWING IS RECOMMENDED TO APPRECIATE THE CHARACTER, SPACE AND SETTING THIS UNIQUE HOME HAS TO OFFER.

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.

Entrance door to porch which is half glazed, door to -

Lounge: 13' 1" x 10' 10" (4m x 3.3m), A charming and inviting reception room featuring a beautiful Victorian fireplace as the focal point, adding warmth and period character. A front facing window allows natural light to fill the space, creating a bright and welcoming atmosphere. This room offers an ideal setting for both relaxing evenings and entertaining guests.

Dining Room: 13' 1" x 12' 2" (4m x 3.7m), A characterful and spacious room featuring a stone fireplace with a solid fuel stove, perfect for cosy evenings. The tiled floor adds to the cottage feel, while a window with far reaching views provides natural light and a picturesque outlook. The room includes a radiator and is open plan to the kitchen, creating a fantastic social and family space.



Kitchen: 14' 5" x 13' 1" (4.4m x 4m), Beautifully appointed and thoughtfully designed, the kitchen features a continuation of the tiled flooring, with a range of wall and base units, an integrated oven with five ring gas hob and extractor hood over. Additional features include a plate rack, a stylish island unit with a French sink and breakfast bar seating and an integrated dishwasher for convenience. A glazed wall offers stunning views towards the Forest and westwards, flooding the space with light. Finished with a period style radiator, this kitchen combines functionality with timeless style. French doors to garden.



Bathroom: A beautifully finished Victorian style bathroom, full of period charm and character. It features a roll-top bath with claw feet, a pedestal wash hand basin and a period style high level W.C., all in keeping with the traditional aesthetic. The patterned tiled floor adds elegance and durability, while windows provide natural light and ventilation. Finished with a period style radiator, this stylish bathroom offers a perfect blend of classic design and modern comfort.

Landing: Featuring a striking exposed stone wall, adding warmth and texture to the space. A side-facing window allows natural light to flow in, enhancing the airy feel.

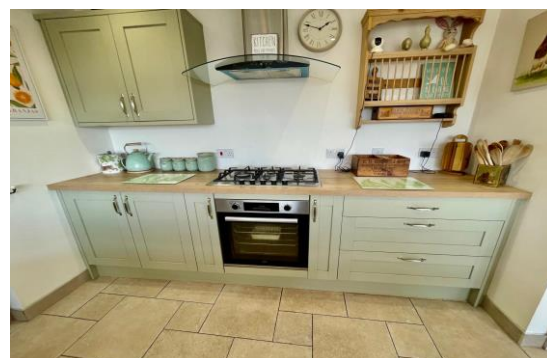
Stairs to second floor.

Bedroom One: 13' 5" x 11' 1" (4.08m x 3.39m),
Two windows to front, radiator.

Bedroom Two: 13' 5" x 10' 10" (4.1m x 3.3m),
Window to rear with views, radiator.

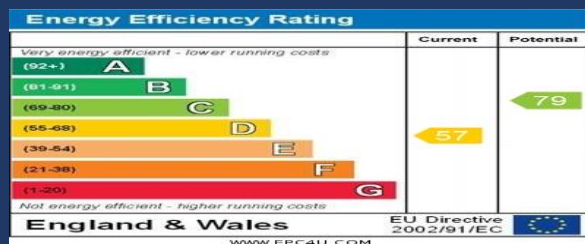
Outside: To the front, the property is set behind attractive wrought iron railings with a gated entrance, creating a welcoming first impression. The rear garden enjoys a desirable south-facing aspect with lovely views towards the Forest. A brick-paved patio provides the perfect spot for outdoor dining, leading onto a neatly lawned area subdivided by a charming brick pathway. Beyond, a further patio area offers an additional space to relax, while a herbaceous border adds seasonal colour and interest. A useful garden shed completes this well-maintained outdoor space.

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.

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