



**FREEHOLD**

**£215,000**



## **35 THE OAK FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14 2DE**

- TWO BEDROOMS
- LOUNGE
- GARDENS
- PARKING
- VIEWS TO REAR
- KITCHEN
- GARDEN ROOM
- GARAGE
- UPVC DOUBLE GLAZING

# 35 THE OAK FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14 2DE

## A TWO BEDROOM END-TERRACED HOUSE SITUATED ON THE POPULAR OAK FIELD DEVELOPMENT. IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY. OFFERED WITH NO ONWARD CHAIN

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 Porch:** Window to side, tiled floor. Door to -

**Entrance Hall:** Radiator, tiled floor, under stairs store cupboard.

**Kitchen:** 13' 0" x 11' 1" (3.95m x 3.37m), Double glazed window to front elevation, range of matching wall and base units providing worktop and storage space, 1 1/2 bowl stainless steel sink unit, cooker point with extractor oven, radiator, plumbing. Worcester boiler providing central heating and domestic hot water.

**Living Room:** 12' 6" x 12' 0" (3.81m x 3.65m), Radiator, t.v point, window. Opening to -



**Garden Room:** 11' 8" x 7' 6" (3.55m x 2.28m), Window to side, radiator and French door to leading outside to rear garden.

**First Floor Landing:** Access to loft, airing cupboard.

**Bedroom One:** 12' 3" x 9' 11" (3.73m x 3.02m), Two windows to front aspect, built in cupboard, radiator.

**Bedroom Two:** 11' 7" x 6' 7" (3.53m x 2.01m), Window to rear with roof top views, radiator.



**Family Bathroom:** Three piece suite in white comprising low level W.C., pedestal wash hand basin, panelled bath with shower over, part tiled walls, window, radiator.

**Outside:** Open plan garden to front to provide parking. Pedestrian access to rear garden which has decked area with fenced boundaries. Access to SINGLE GARAGE providing off road parking. There is also an allotted parking area for No.35 in a car park adjoining the property.

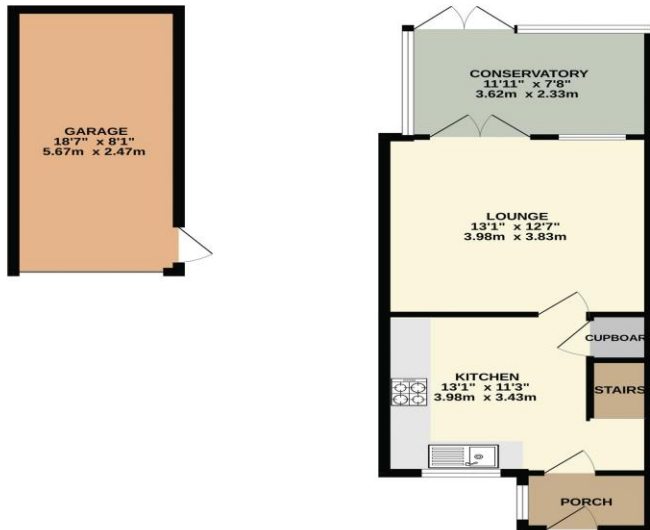
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



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**

GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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