



FREEHOLD

£125,000



**49 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2AA**

- TWO BEDROOMS
- KITCHEN
- DOUBLE GLAZING
- DOWNSTAIRS BATHROOM
- GAS CENTRAL HEATING
- INVESTMENT POTENTIAL

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE A TWO BEDROOMED SEMI-DETACHED HOUSE REQUIRING SOME REFURBISHMENT BUT OFFERING A GREAT OPPORTUNITY FOR AN INVESTMENT OR FIRST TIME BUY.

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 porch with door to -

Living Room: 11' 6" x 11' 6" (3.5m x 3.5m), Window to front, radiator, fireplace, door to -

Inner Hall: Under-stairs storage cupboard, radiator.

Bathroom: 9' 10" x 6' 3" (3m x 1.9m), Three piece suite comprising W.C., sink, bath with over bath shower, radiator, window.



Kitchen: 14' 5" x 12' 10" (4.4m x 3.9m), Sink unit, gas boiler for central heating and domestic hot water, door and two windows to rear, radiator.

From inner hall, stairs to -

First Floor:

Bedroom One: 11' 6" x 11' 6" (3.5m x 3.5m), Radiator, window to front.



Bedroom Two: 10' 10" x 8' 2" (3.3m x 2.5m),
Radiator, window to rear.

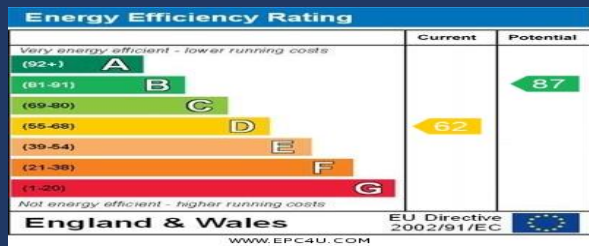
Outside: Courtyard garden to front. The rear garden has a patio and grassed area, needing some cultivation, pedestrian access.

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.

01594 823033



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