



**11 Hart Green, Cinderford GL14 3AB**

**£210,000**



# 11 Hart Green, Cinderford GL14 3AB

- No onward chain
- Immaculately presented two bedroom property
- Popular town location
- Ample off road parking and detached garage
- Wrap around garden allowing potential to extend (subject to planning permission)
- Tax Band A
- EPC D64

**£210,000**



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## Living Room

Generously sized living room with window to front aspect. Wall mounted feature electric fireplace.

## Kitchen Dining Room

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric double oven, wine cooler and four ring electric hob with extractor over. Breakfast bar and further space for fridge freezer. Bifold doors granting ample natural light and access to the back garden.

## Utility Room

Additional storage alongside tumble dryer and plumbing for washing machine. Combination boiler. Next to the utility room there is also a storage cupboard which offers potential to be converted into a downstairs WC

## Master Bedroom

Double bedroom with built in wardrobes. Window to front aspect.

## Second Bedroom

Double bedroom with built in storage cupboard. Window to rear aspect overlooking the back garden.

## Bathroom

White suite comprising WC, wash hand basin and bath with shower over. Frosted windows to side and rear aspect.

## Detached Garage

Detached garage with electric roller shutter door. Power and lighting.

## Outside

To the front, the property offers a gravelled driveway providing parking for multiple vehicles. Accessed via the side gate, the generous back garden wraps around the home and offers a combination of lawned, patio and decked areas ideal.

## Location

The popular market town of Cinderford is located in the eastern fringe of the Royal Forest of Dean. Surrounded by natural woodland the town boasts a variety of local amenities from shops to public houses alongside highly rated primary and secondary schools.

## Material Information

Tenure: Freehold

Council tax band: A

Local authority and rates: Forest of Dean District Council, - £1,452.93. (2024/25)

Electricity supply: Mains

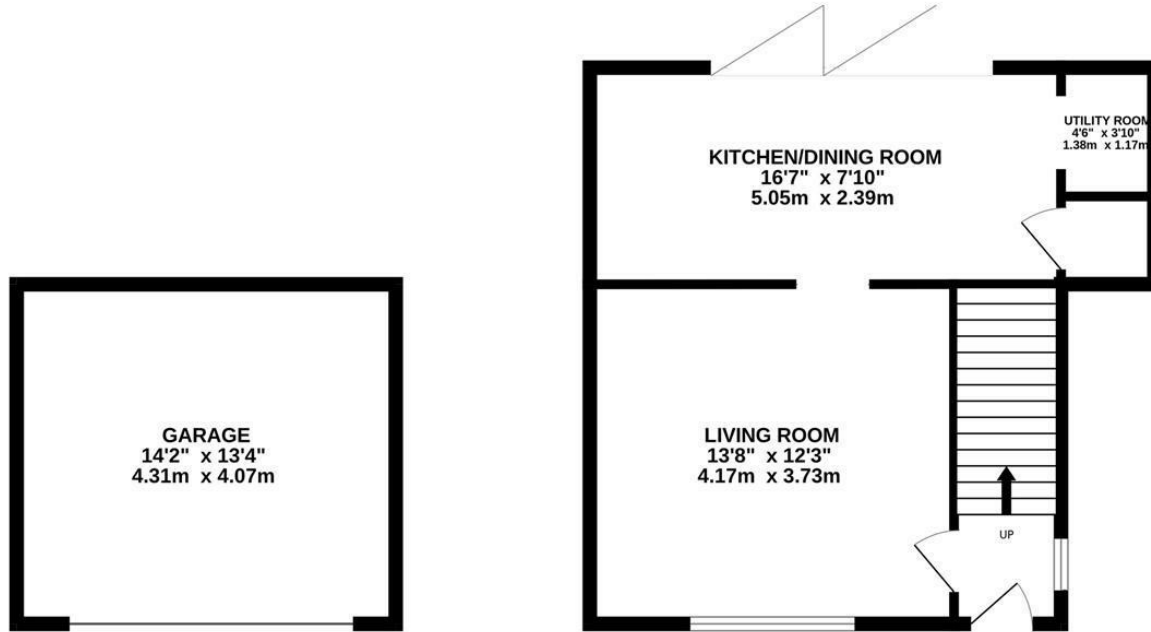
Water supply: Mains

Sewerage: Mains, O2, Three

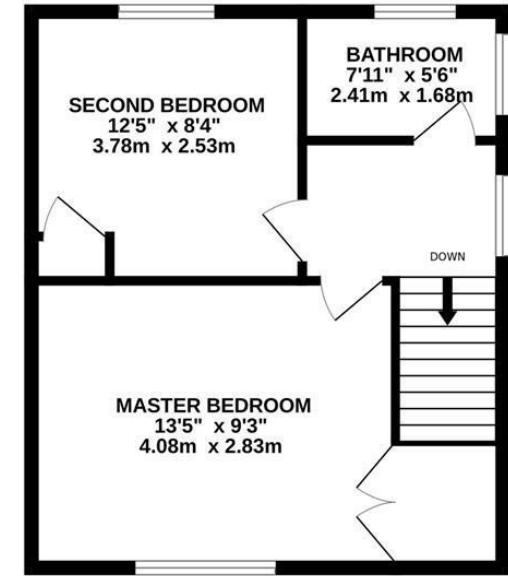
Please note the vendor is a relation of a colleague of Naylor Powell



GROUND FLOOR



1ST FLOOR



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