



FREEHOLD

£325,000



**23 FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14
2DT**

- DETACHED BUNGALOW
- KITCHEN/DINING ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- DOUBLE GARAGE

- THREE BEDROOMS (ONE WITH EN-SUITE)
- GREAT SIZED LOUNGE WITH VIEWS
- W.C.
- STORE ROOM
- CONVENIENT LOCATION

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23 FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2DT

A LIGHT AND AIRY PERIOD DETACHED BUNGALOW WITH THREE DOUBLE BEDROOMS, A SPACIOUS LOUNGE WITH ORNATE FIREPLACE, BATHROOM AND EN-SUITE, GARAGE AND GARDENS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, 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.

Steps lead to entrance door to -

Porch: Original entrance door with stained glass detail to -

Hall: Hardwood flooring, radiator, picture rail and providing access to all parts of the house.

Lounge: 19' 4" x 17' 1" (5.9m x 5.2m), Ornate tiled fireplace in a Minster style with gas fire, bay window to side, radiator, door to rear.



Kitchen/Dining Room: 20' 0" x 12' 10" (6.1m x 3.9m), Kitchen area is fitted at wall and base level with tiled splash-backs, sink unit, oven and hob, plumbing for dishwasher, window to side. The dining area has French doors to private patio area, radiator, door to -

Rear Hall: Door to outside, tiled floor, radiator, access to patio area.

W.C.: Two piece suite, tiled floor, window.

Utility Room: 10' 6" x 8' 6" (3.2m x 2.6m), Sink unit, plumbing for washing machine, gas boiler for central heating and domestic hot water, window.



Bedroom One: 14' 9" x 11' 6" (4.5m x 3.5m), Bay window to front with views, radiator. En-suite - walk in shower, W.C., vanity wash hand basin, tiled floor, part tiled wall, under-floor heating, fitted wall cupboard.

Bedroom Two: 15' 9" x 11' 10" (4.79m x 3.6m), Windows to side, corner and front making this room a light and spacious area, radiator, forest views.

Bedroom Three: 14' 9" x 9' 2" max. (4.5m x 2.8m), Window to rear, radiator.

Bathroom: Corner bath with over-bath shower, vanity wash hand basin, closed box W.C., fitted wall cupboard, tiled floor, part tiled walls, under - floor heating.

Store Room: 11' 6" x 5' 11" (3.5m x 1.8m),

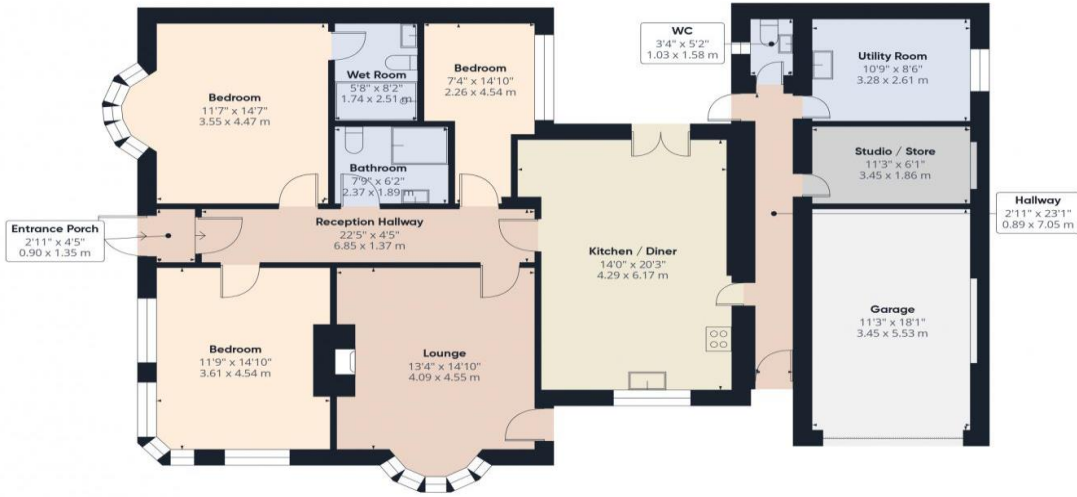
Outside: Garden mainly to front and side with lawned area, herbaceous borders and patios. To the side there is a gated access to driveway with steps to rear door and garage 11' 3" x 18' 1" (3.43m x 5.51m). There is a private patio area to the other side of the property.

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.

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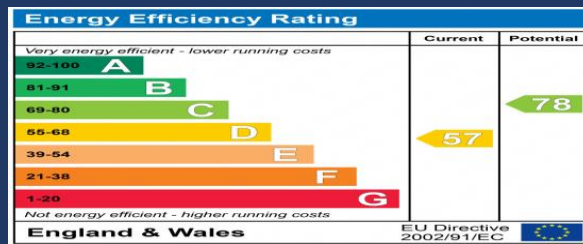


Approximate total area⁽¹⁾
1582 ft²
147 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



PASSIONATE
ABOUT
Property
SINCE 1982