



FREEHOLD

£219,950



**16 BEECH WAY, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE,
GL14 3PD**

- TWO DOUBLE BEDROOMS
- WELL FITTED KITCHEN/BREAKFAST ROOM
- LANDSCAPED GARDENS
- GAS CENTRAL HEATING WITH HIVE CONTROLS
- AMPLE OFF ROAD PARKING
- LARGE LIVING ROOM
- UTILITY ROOM
- STUDIO
- POPULAR VILLAGE LOCATION
- GIGACLEAR FIBRE INTERNET

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16 BEECH WAY, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3PD

THIS WELL-MAINTAINED SEMI-DETACHED HOUSE OFFERS AMPLE LIVING SPACE, FEATURING TWO GENEROUS BEDROOMS AND BEAUTIFUL GARDENS. THE PROPERTY ALSO HAS AMPLE OFF ROAD PARKING AND LOVELY VIEWS TO FRONT ELEVATIONS.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx 14 miles away.

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.

Cornered entrance porch with front door to -

Hall: Radiator, window, under-stairs storage cupboard, store room/potential office.

Lounge: 15' 0" x 12' 0" (4.57m x 3.65m), Fireplace with gas fire, window to rear, radiator.

Utility Room: 6' 7" x 2' 6" (2m x 0.77m), Window, radiator, tiling to walls, W.C., wall and base units sink unit, plumbing for washing machine.



Kitchen/Breakfast Room: 12' 7" x 7' 11" (3.83m x 2.41m), Contemporary style wall and base units, sink unit, plumbing for dishwasher, radiator, tiled splash-backs, window to front with views.

Landing: Window to side, access to loft, boiler cupboard with gas boiler providing central heating and domestic hot water, two built-in cupboards.

Bedroom One: 12' 2" x 12' 0" (3.71m x 3.65m), Radiator, window to front with views.

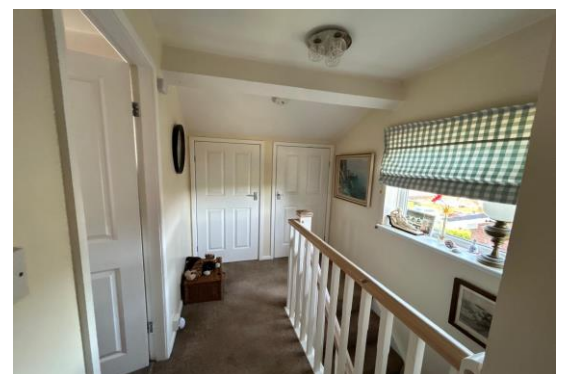
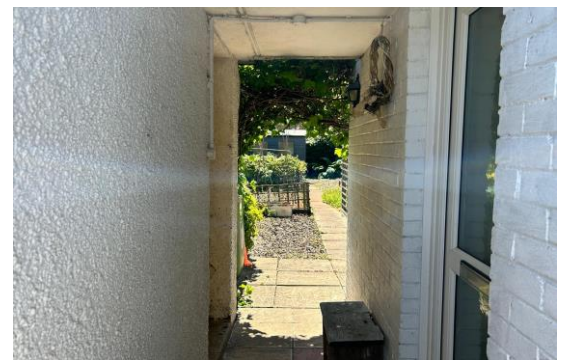
Bedroom Two: 12' 0" x 11' 0" (3.65m x 3.35m), Radiator, window to rear.



Shower Room: 8' 0" x 6' 2" (2.44m x 1.88m),
Shower cubicle, W.C., vanity wash hand basin,
tiling to walls, radiator, extractor.

Outside: Plenty of parking to front. Outhouse
10' 0" x 5' 0" (3.05m x 1.52m), lovely rear
gardens with patio, a good range of shrubs
and plants, gravelled garden area, water
feature, garden shed, vegetable plot, grape
vine, Studio with power & light 9' 0" x 7' 0"
(2.74m x 2.13m).

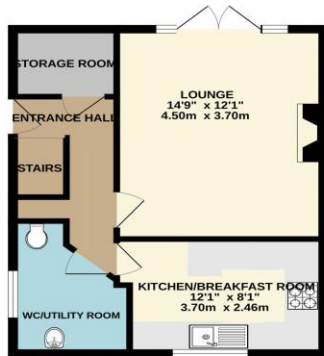
Services: All main services connected to the
property. The heating system and services
where applicable have not been tested.



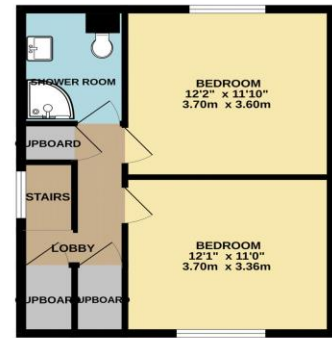
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.

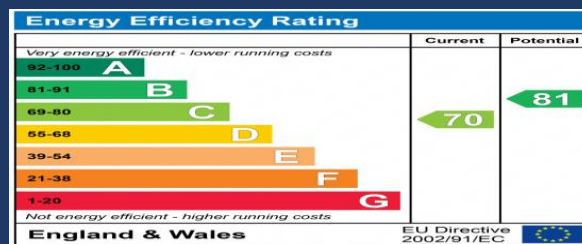


1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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PASSIONATE
ABOUT
Property
SINCE 1982