FREEHOLD

£260,000



55 WOODSIDE AVENUE, CINDERFORD, GLOUCESTERSHIRE, GL14 2DR

- THREE BEDROOMS
- LOUNGE
- KITCHEN WITH WALK-IN LARDER
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING
- NO ONWARD CHAIN
- FAMILY BATHROOM
- DINING ROOM WITH CONSERVATORY OFF
- OFF ROAD PARKING, GARAGE & LARGE GARDENS
- GAS FIRED CENTRAL HEATING

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A CHARMING 1950'S PROPERTY IN A POPULAR AND SOUGHT AFTER LOCATION OFFERING AN EXCELLENT OPPORTUNITY TO CREATE A WONDERFUL FAMILY HOME. ALTHOUGH THE PROPERTY WOULD BENEFIT FROM SOME MODERNISATION AND IMPROVEMENT, IT HAS EXCELLENT POTENTIAL ALL COMPLIMENTED BY A GARAGE, OFF ROAD PARKING WHILE THE SUBSTANTIAL REAR GARDEN PROVIDES PLENTY OF SPACE FOR FAMILY LIFE WHILE ENJOYING THE VIEW BEYOND. THE HOUSE COMPRISES OF THREE BEDROOMS AND DOWNSTAIRS, THE VERSATILE ACCOMMODATION HAS TWO RECEPTIONS, A CONSERVATORY AND A KITCHEN.

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.



UPVC double glazed door entrance porch with tiled floor, door to -

Entrance Porch: Tiled floor, light.

Hall: Radiator under-stairs storage cupboard.

Living Room: 12' 11" x 11' 6" (3.94m x 3.51m), Lovely light and airy room with bay window to front, feature stone fireplace housing coal effect gas fire, radiator.

Dining Room: 18' 2" x 9' 2" (5.53m x 2.79m), Radiator, UPVC patio doors to -



Conservatory: 8' 4" x 7' 3" (2.55m x 2.21m), Gorgeous outlook over the garden and beyond, laminate floor, radiator, wall lights.

Kitchen: 13' 9" x 6' 11" (4.18m x 2.12m), Another light and airy room as there are windows to two aspects!! Wall and base units provide ample worktop and storage space, induction style hob and space for oven, one and a half bowl sink unit with mixer tap, integrated washing machine, dishwasher, walk-in pantry with shelving and window. Off the kitchen -

Cloakroom: Suite comprising low level W.C., radiator, window, part tiled walls.

Door to side porch leading to garden.

First Floor Landing: Access to large boarded loft space with loft ladder and lighting.

Bedroom One: 13' 2" x 10' 6" (4.01m x 3.2m), Bay window to front, fitted wardrobes with a vanity unit and drawers, radiator.

Bedroom Two: 11' 9" x 10' 5" (3.59m x 3.18m), Window to rear with stunning views over the rooftops and beyond, radiator.

Bedroom Three: 7' 1" x 6' 10" (2.16m x 2.09m), Window to front, radiator.

Family Bathroom: 6' 11" x 6' 8" (2.11m x 2.02m), Suite comprising panelled bath with shower over, low level W.C., pedestal wash hand basin, coordinating tiled walls, store cupboard, radiator, window with obscure glass.

Outside: Double gates lead onto a driveway providing off road parking. There is a garage with power. To the front is a paved patio providing potential for additional off road parking, with hedge surrounding. Gated pedestrian access to the rear gardens - a real wow factor of the property, with a patio - great for outdoor entertaining (under the property is a storage area where the gas boiler is located with lighting) A path follows down to a large lawn with flower, shrubs and seasonal planting. There is a brick built shed (plenty of storage) with power and attached timber shed, a further shed - lots of areas to enjoy!! The garden has fence and hedge boundaries.

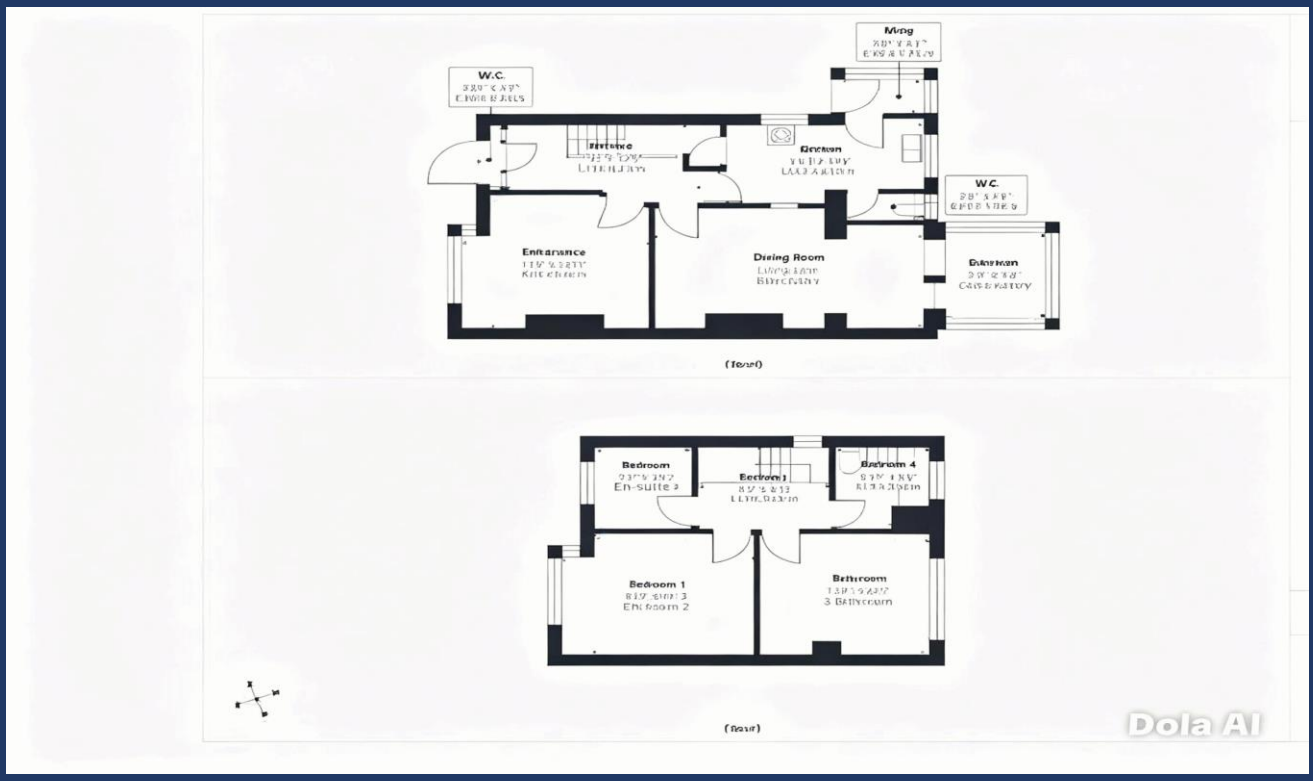






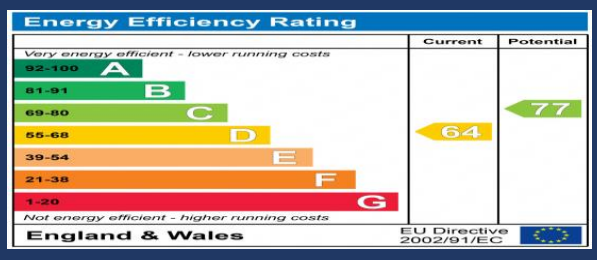


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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









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