FREEHOLD

Auction Guide Price
£186,000

70 CHURCH ROAD & 28 MEEND GARDEN TERRACE, CINDERFORD, GLOUCESTERSHIRE, GL14 2EA

- TWO DETACHED COTTAGES
- REDEVELOPMENT OPPORTUNITY
- LARGE GARDENS
- OFF ROAD PARKING
- REQUIRING MODERNISATION
- CONVENIENT LOCATION
- VIEWS TO FRONT ELEVATION

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70 CHURCH ROAD & 28 MEEND GARDEN TERRACE, CINDERFORD, GLOUCESTERSHIRE, GL14 2EA

IN CONJUNCTION WITH AUCTION HOUSE, WE ARE PLEASED TO OFFER FOR SALE, BY AUCTION, A PAIR OF DETACHED COTTAGES REQUIRING UPDATING AND MODERNISATION, OFFERING EXCELLENT POTENTIAL FOR REDEVELOPMENT INTO DUAL FAMILY ACCOMMODATION, SUBJECT TO THE NECESSARY CONSENTS. THE PROPERTIES BENEFIT FROM LARGE REAR GARDENS, PROVIDING AMPLE OUTDOOR SPACE AND FURTHER SCOPE FOR ENHANCEMENT. BIDDING OPENS ON 9TH NOVEMBER AT 12:00 NOON AND CLOSES ON 11TH NOVEMBER AT 12:10 PM.

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.

70 Church Road:

Entrantce Porch: Of half glazed construction with entrance door to -

Living Room: 11' 10" x 10' 10" (3.6m x 3.3m), Window to front, radiator, glazed doors to -

Dining Room: 11' 10" x 10' 6" (3.6m x 3.2m), Radiator, stairs.

Lounge: 21' 8" x 12' 10" (6.6m x 3.9m), Two windows, radiator, gas fire and open fire.

Kitchen: 15' 1" x 11' 10" (4.6m x 3.6m), Wall and base units, sink unit, plumbing for dishwasher, skylight, window to rear.

Utility Room: 13' 1" x 11' 6" (4m x 3.5m), Plumbing for washing machine, door to side, radiator, skylight.

Downstairs W.C.: Two piece suite.

Shower Room: Shower cubicle and bidet.

First Floor:

Bedroom One: 13' 1" x 10' 10" (4m x 3.3m), Two windows to front with views, radiator.

Bedroom Two: 11' 10" x 10' 6" (3.6m x 3.2m), Radiator, window to front with views

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Associated offices also at Coleford, Lydney and Gloucester.

Bedroom Three: 10' 6" x 6' 3" (3.2m x 1.9m), Window to rear, radiator.

Bedroom Four: 7' 3" x 5' 3" (2.2m x 1.6m), Window to rear, radiator.

Bathroom: , Three piece suite, radiator, airing cupboard housing gas boiler for central heating and domestic hot water.

28 Meend Garden Terrace:

Front door to -

Conservatory: 16' 0" x 5' 6" (4.87m x 1.68m)

Hall: Under-stairs storage cupboard.

Lounge: 10' 2" x 9' 2" (3.10m x 2.79m): Bay window to front.

Dining Room: 10' 6" x 10' 0" (3.20m x 3.05m) Fireplace (display), window.

Kitchen: 15' 6" x 7' 0" (4.72m x 2.13m)

Bathroom:

Utility Area:

Side Conservatory: 11' 4" x 5' 4" (3.45m x 1.62m) Of half glazed construction, door to front.

First Floor Landing:

Bedroom One: 10' 2" x 9' 2" (3.10m x 2.79m) Window to front with views.

Bedroom Two: 10' 6" x 10' 0" (3.20m x 3.05m) Window to front with pleasant outlook.

Outside: Large gardens and off road parking for one vehicle.

Services: Mains water, electricity and drainage 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.

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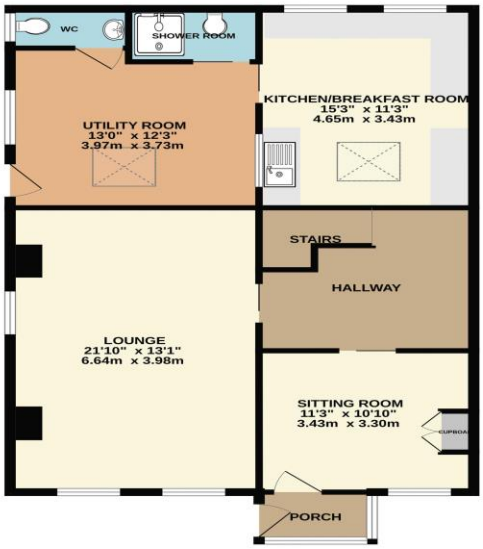
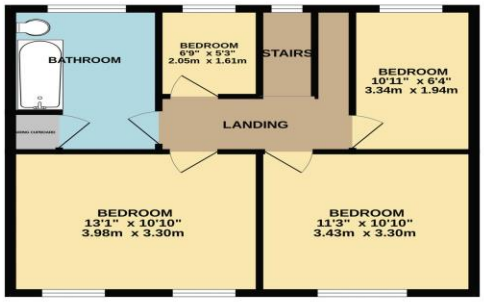
GROUND FLOOR
914 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.1 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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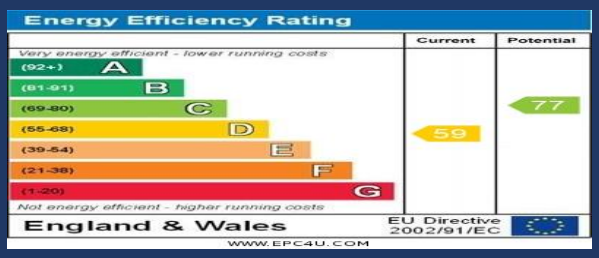

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