



**FREEHOLD**

**£249,995**



**FOREST VIEW, VICTORIA STREET, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2HD**

- THREE BEDROOMS (WITH AMAZING VIEWS FROM BEDROOM TWO)
- KITCHEN
- GAS FIRED CENTRAL HEATING
- VIEWS TO REAR
- LOUNGE/DINER
- FAMILY BATHROOM
- PARKING
- DOUBLE GLAZING
- BASEMENT ROOM WITH DOORS ONTO GARDENS

[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)

## FOREST VIEW, VICTORIA STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2HD

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS THREE BEDROOM PROPERTY SITUATED IN A CONVENIENT POSITION AND HAVING OUTSTANDING VIEWS TO THE REAR. THE HOUSE BENEFITS FROM OFF ROAD PARKING AND A GREAT SIZED BASEMENT ROOM THAT COULD EASILY BE INCORPORATED INTO THE PROPERTY OR BE USED AS AN OFFICE FOR THOSE WISHING TO WORK FROM HOME.**

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.

**Canopy Entrance Porch:** UPVC front door with side panel to -

**Entrance Hall:** Radiator.

**Lounge/Diner:** 23' 4" x 21' 0" (max.) (7.11m x 6.40m), Windows to two aspects, the rear has outstanding views over the rooftops towards the woods, two radiators, wood effect floor, T.V. point, oak door to under-stairs cupboard.

**Kitchen:** 9' 5" x 7' 8" (2.87m x 2.34m), Wall and base units provide ample worktop and storage space, one and a half bowl ceramic sink unit with mixer tap, tiled splash-backs, space for dishwasher, space for fridge/freezer, radiator, tiled floor, cooker point with extractor over.



From the hall, stairs to -

**First Floor Landing:** Access to loft, airing cupboard with shelving, radiator.

**Bedroom One:** 11' 10" x 10' 3" (3.60m x 3.12m), Great sized, light and airy, window to front, radiator.

**Bedroom Two:** 11' 7" x 10' 3" (3.53m x 3.12m), Window to rear with panoramic views, radiator.



**Bedroom Three: 8' 8" x 0' 0" (2.64m x 0.00m),**  
Window to front, radiator.

**Family Bathroom:** Three piece suite in white comprising low level W.C., panelled bath with mixer tap and electric shower over, wash hand basin with vanity unit, tiled walls, window, radiator.

Outside of the property to the rear, are French doors giving access to -

**Utility: 15' 8" x 7' 4"** Plumbing for washing machine space for tumble dryer, gas fired wall mounted boiler providing central heating and domestic hot water, open to - Cinema/Office/Gym (perfect for someone wanting to work from home), power, lighting, built-in cupboard. Agent's note: Potential to put staircase from dining end of lounge where there is already a 'hatch'.

**Outside:** A wooden gate gives access to the front, the garden has attractive slabs leading to the front door. The garden is gravelled for low maintenance with railway sleeper edgings. There is a gate to side with lawned area perfect for seating. Steps with the continuation of the slabs lead down to rear garden where there is another lawn and large patio, perfect for outdoor entertaining. There are double gates onto the property to provide off road parking, the whole garden is fenced for privacy.

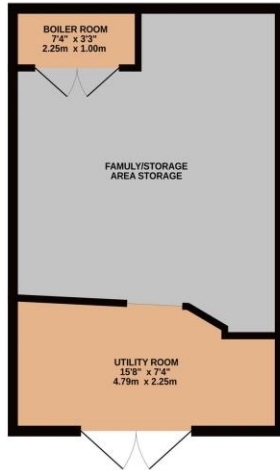
**Services:** All main services are connected to the property. The heating system and services where applicable have not been tested.



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.

**01594 823033**

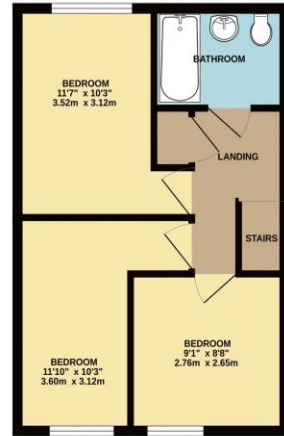
REAR LEVEL  
367 sq.ft. (34.1 sq.m.) approx.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

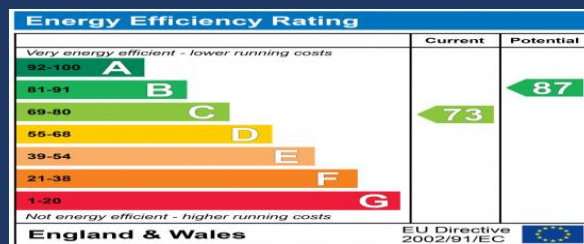


1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.  
Made with Metropix ©2023



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982