



FREEHOLD

£245,000



23 WOODLANDS REACH, CINDERFORD, GLOUCESTERSHIRE, GL14 2EN

- THREE BEDROOMS
- DOWNSTAIRS W.C.
- ENCLOSED REAR GARDEN
- GARAGE

- KITCHEN/DINER
- LOUNGE
- VIEWS TO FRONT ELEVATION
- POPULAR LOCATION

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS VERY TIDY AND WELL LOOKED AFTER THREE BEDROOM, SEMI-DETACHED HOUSE IN A POPULAR LOCATION WITH AN ENCLOSED BACK GARDEN, GARAGE AND VIEWS TO FRONT ELEVATION. NO ONWARD CHAIN.

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.

Entrance door to -

Hall: Radiator, stairs off.

Downstairs W.C.: Two piece suite, radiator, window.

Lounge: 15' 1" x 14' 9" (4.6m x 4.5m) - max., Window to front, radiator.



Kitchen/Diner: 14' 9" x 10' 2" (4.5m x 3.1m), patio and door to rear, fitted wall and base level units providing worktop and storage space, sink unit, breakfast bar, oven with gas hob and hood over, window to rear, radiator, gas boiler providing central heating and domestic hot water.

Landing: Access to loft.

Bedroom One: 10' 10" x 8' 6" (3.3m x 2.6m), Window to front with views towards the Welsh mountains, radiator, built-in single wardrobe.

Bedroom Two: 11' 10" x 7' 10" (3.6m x 2.4m), Radiator, built-in wardrobes.



Bedroom Three: 9' 2" x 6' 7" (2.8m x 2m),
Window to rear, radiator.

Bathroom: Three piece suite, tiling to wall, over bath shower, extractor, window, radiator.

Outside: The front garden is open plan. The rear is enclosed by stone walls and fencing with patio area, lawn and herbaceous borders. There is a door to the garage and driveway.

Services: All mains 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



PASSIONATE
ABOUT
Property
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