FREEHOLD

£249,950

11 TRINITY WAY, CINDERFORD, GLOUCESTERSHIRE, GL14 2RE

- THREE DOUBLE BEDROOMS
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- FOREST VIEWS TO UPSTAIRS ELEVATIONS
- QUIET YET CONVENIENT LOCATION
- TWO LARGE RECEPTION ROOMS
- BATHROOM & SHOWER ROOM
- GARDENS
- 100 YARDS FROM FORESTRY COMMISSION WOODLAND

www.kjtresidential.co.uk

11 TRINITY WAY, CINDERFORD, GLOUCESTERSHIRE, GL14 2RE

A DETACHED EDWARDIAN FOREST CUT-AND-DRESSED STONE BAY FRONTED VILLA BUILT IN 1912, REQUIRING UPDATING AND MODERNISATION BUT PROVIDING SPACIOUS PERIOD ACCOMMODATION IN A GREAT LOCATION CLOSE TO OPEN WOODLAND AND THE TOWN'S FACILITIES.

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, under-stairs storage cupboard.

Lounge: 16' 0" (into bay window) x 13' 0" (4.87m x 3.96m), Bay window to front, marble fireplace, picture rail, radiator.

Dining Room: 16' 0" (into bay) x 13' 0" (4.87m x 3.96m), Bay window to front, radiator, picture rail, attractive period fireplace, walnut parquet flooring.

Kitchen/Breakfast Room: 16' 5" x 9' 0" (5.00m x 2.74m), Fitted at wall and base level providing worktop and storage space, radiator, gas boiler for central heating and domestic hot water, windows to front and side, door to side, tiled splash-backs, door to -

Lobby Area: Off which is -

Shower Room: Shower cubicle, W.C., tiling to walls, Plumbing for automatic washing machine, window to side.

First floor stairs to -

Galleried Landing: Window with views.

Bedroom One: 13' 0" x 13' 0" (3.96m x 3.96m), Window to front with views, radiator.

Bedroom Two: 13' 0" x 13' 0" (3.96m x 3.96m), Window to front with views, radiator.

Bedroom Three: 15' 5" x 9' 0" (4.70m x 2.74m), Window to rear, radiator.

Bathroom: Three piece suite, tiling to walls, radiator, window.

Outside: Gardens to front, side and rear elevations.

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.

01594 823033

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.

TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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.
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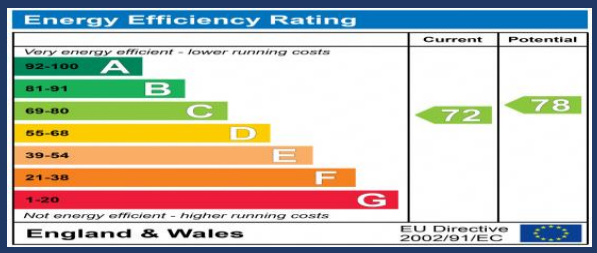

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