



**FREEHOLD**

**£170,000**



**105 HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2TB**

- TWO BEDROOMS
- BATHROOM
- FITTED KITCHEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- OFF ROAD PARKING
- GOOD SIZED LIVING/DINING ROOM
- DOWNSTAIRS W.C.
- OUTLOOK TO FRONT ELEVATION
- GARDENS
- NO ONWARD CHAIN

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# 105 HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2TB

## KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE THIS TWO BEDROOM MID-TERRACED COTTAGE WHICH IS IMMACULATEDLY PRESENTED, WITH EASY TO MAINTAIN GARDENS AND OFF ROAD PARKING.

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 -

**Living/Dining Room: 21' 3" x 10' 6" (6.47m x 3.20m)**, Newly fitted window to front with view, beamed ceiling.

**Hallway:** Access to kitchen and downstairs W.C., access to storage above W.C., stairs to first floor, step down to living dining area.

**Inner Hall:** Off which is -



**Downstairs W.C.:** Two piece suite featuring a concealed cistern with modern surround and push button controls.

**Kitchen: 11' 0" x 8' 0" (3.35m x 2.44m)**, A range or wall, base and drawer units providing ample worktop and storage space, sink unit, space for freestanding fridge/freezer, plumbing for washing machine, radiator, gas hob with modern hood extractor, gas boiler for central heating and domestic hot water, window and door to rear.

First floor stairs to -

**Landing:** Newly fitted Velux window.



**Bedroom One: 10' 9" x 9' 0" (3.27m x 2.74m),** Radiator, newly fitted window to front with far reaching views across rooftops and woodland beyond and wide windowsill which could be used as a window seat, exposed roof timbers.

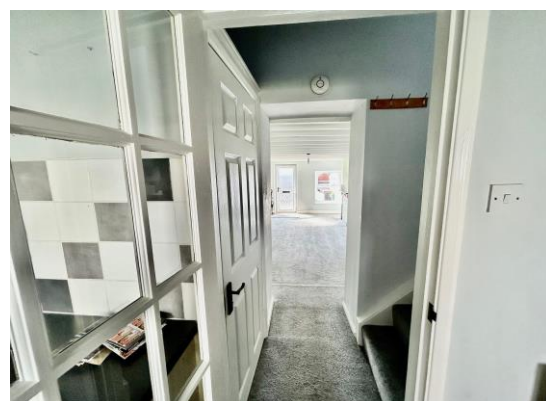
**Bedroom Two: 7' 3" x 6' 7" (2.21m x 2.01m),** Newly fitted Velux window, radiator.

**Bathroom:** Three piece suite comprising W.C., wash hand basin, panelled bath with over-bath shower, sun pipe, spotlights, towel rail radiator.

**Agent's Note:** Some images have been staged using AI to indicate how the property might look furnished.

**Outside:** Gravelled easy to maintain garden to front. To the rear are easily maintained terraced gardens and shared pedestrian access to communal parking area.

**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**



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