FREEHOLD

£235,000



4 SUTTON ROAD, SOUDLEY, SOUDLEY, GLOUCESTERSHIRE, GL14 2TX

- THREE BEDROOMS
- VILLAGE LOCATION
- GOOD SIZED GARDEN
- LPG GAS CENTRAL HEATING
- CLOSE TO WOODLAND WALKS
- SPACIOUS ACCOMMODATION

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A SPACIOUS AND BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, FEATURING GENEROUS GARDENS AND A DELIGHTFUL WOODLAND BACKDROP, SITUATED IN A HIGHLY SOUGHT-AFTER VILLAGE

The picturesque village of Soudley is surrounded by woodland providing a stunning backdrop and has a school, pub and heritage museum with tea shop.

A wider range of facilities are 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.

Front door to -

Reception Hall: Radiator, stairs to first floor.

Lounge: 18' 0" x 9' 6" (5.48m x 2.89m), Feature fireplace display, radiators, windows to front and rear.

Kitchen: 15' 0" x 10' 0" (4.57m x 3.05m), Fitted at wall and base level with shaker style doors, plumbing for dish washer, window to rear, fitted oven and hob with hood over, tiled splash-backs, windows to side and rear.





Utility Room & W.C.: 6' 11" x 6' 11" (2.1m x 2.1m), Wall mounted gas boiler (LPG) providing central heating and domestic hot water, W.C., sink unit, base unit, plumbing for washing machine, tiled splash-back, window with forest views.

Conservatory: 16' 9" x 7' 3" (5.1m x 2.2m), Of three quarter glazed construction, doors to garden.

First floor stairs to -

Landing: Radiator, window to rear.

Cinderford Office, Briarwood Chambers, 15 High Street, Cinderford, Gloucestershire GL14 2SE
Email: cinderford@kjtresidential.co.uk
Associated offices also at Coleford, Lydney and Gloucester.

Bedroom One: 12' 0" x 10' 4" (3.65m x 3.15m), Radiator, built-in wardrobe, window to front with views.

Bedroom Two: 12' 0" x 9' 6" (3.65m x 2.89m), Radiator, window to front with views.

Bedroom Three: 8' 0" x 7' 6" (2.44m x 2.28m), Radiator, window to rear with woodland views.

Bathroom: Three piece suite comprising panelled bath with shower over & screen, wash hand basin, W.C., radiator, tiling to walls, window to rear.

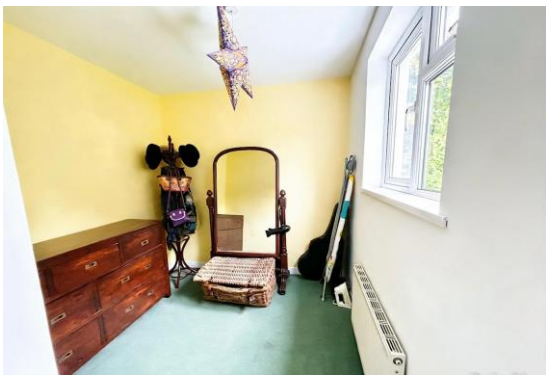
Outside: Enclosed gardens to front and rear with lawned areas, patio, garden shed, potential for off road parking to front, pedestrian gate to the Forest from the rear.

Services: Mains water, drainage and electricity are connected to the property with LPG gas central heating. The heating system and services where applicable have not been tested.



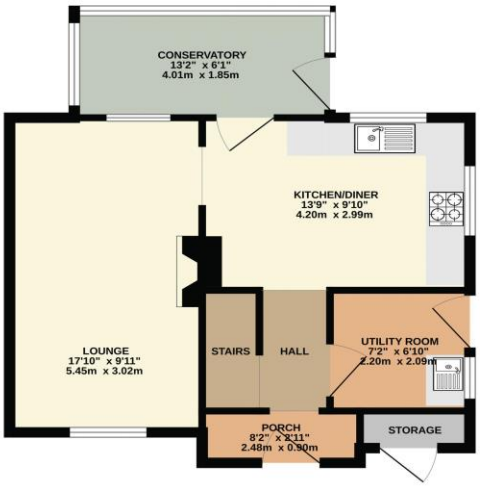




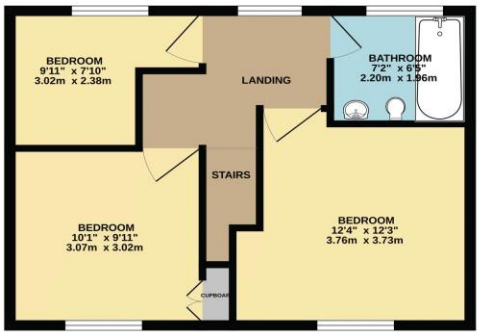


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

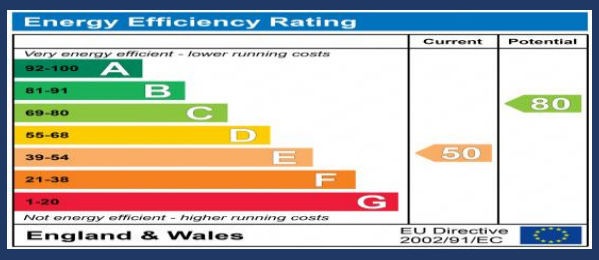


TOTAL FLOOR AREA : 939 sq.ft. (87.3 sq.m.) approx.

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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