FREEHOLD

£305,000

36 DOCKHAM ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2AQ

- FOUR BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- PRIVATE REAR GARDENS
- LARGE LIVING ROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- CONVENIENT LOCATION

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KJT ARE PLEASED TO OFFER FOR SALE, A SPACIOUS AND ATTRACTIVE FOUR BEDROOMED SEMI-DETACHED HOUSE WITH LARGE LIVING ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY AND PRIVATE GARDENS, SITUATED IN A QUIET YET CONVENIENT LOCATION.

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: 9' 6" x 7' 7" (2.9m x 2.3m), Radiator.

Lounge: 19' 8" x 11' 10" (6m x 3.6m), Fireplace with gas fire, window to front, patio doors to rear, radiator.

Kitchen/Breakfast Room: 12' 6" x 11' 2" (3.8m x 3.4m), Fitted at wall and base level providing ample worktop and storage space, island unit breakfast bar, tiled splash - backs, sink unit, door to side, patio doors to -

Conservatory: 23' 0" x 12' 6" (7m x 3.8m) narrowing to 5' 11" x ' " (1.8m x m), "L" shaped, plumbing for automatic washing machine, French doors to garden, radiator.

First Floor Landing: Window with views, radiators, access to loft.

Bedroom One: 11' 2" x 7' 10" (3.4m x 2.4m), Fitted wardrobes, radiator, window to front.

Bedroom Two: 10' 6" x 8' 6" (3.2m x 2.6m), Fitted wardrobes, cupboard housing gas boiler providing central heating and domestic hot water,

Bedroom Three: 8' 10" (max) 8' 6" (2.7m x 2.6m), Radiator, window to front.

Bedroom Four: 8' 10" x 6' 11" (2.7m x 2.1m), Radiator, window to rear.

Outside: Parking to front elevation. The rear gardens are private with large patio, lawn, flower bed, garden shed.

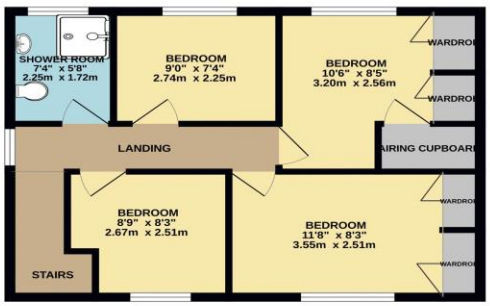
Services: All main services connected to the property. The heating system and services where applicable have not been tested.

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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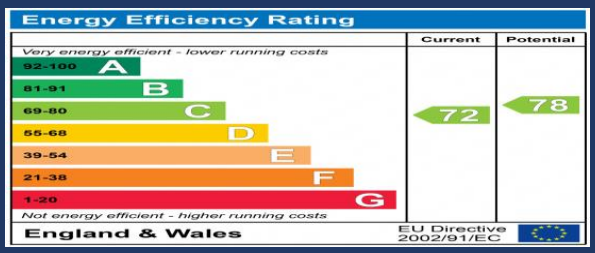

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