FREEHOLD

£420,000

88 HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2SZ

- FREEHOLD COMMERCIAL/RESIDENTIAL PROPERTY
- DOWNSTAIRS W.C.
- UTILITY ROOM
- SHOWER ROOM
- CLOSE TO LOCAL AMENITIES
- BUILDING PLOT WITH PLANNING PERMISSION FOR DETACHED HOUSE REF: P0649/R4FUL
- OFFICE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING

www.kjtresidential.co.uk

88 HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2SZ

FOR A VALUABLE FREEHOLD COMMERCIAL/RESIDENTIAL DEVELOPMENT MIX WITH PLANNING PERMISSION FOR A DETACHED HOUSE AND POTENTIAL FOR FLAT CONVERSION. SITUATED IN LOWER HIGH STREET, CINDERFORD NEAR THE LOCAL HOSPITAL, HEALTH CENTRE AND COLLEGE, A HMO COULD BE CONTEMPLATED WITH SALE OF THE PLOT TO FUND DEVELOPMENT.

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 -

Former salon: 23' 7" x 21' 8" (7.2m x 6.6m), Door and windows to front and side.

W.C.: Sink unit, W.C., radiator.

Office: 11' 2" x 7' 7" (3.4m x 2.3m),

Utility room: 7' 10" x 7' 3" (2.4m x 2.2m), Sink, plumbing for automatic washing machine, built-in cupboard, stairs to basement.

Separate access to -

First Floor Apartment: ,

Wet Room: , W.C., sink, shower, radiator, window.

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

Living Room: 21' 8" x 13' 5" (6.6m x 4.1m), Window, radiator.

Lounge: 20' 4" x 7' 7" (6.2m x 2.3m), Window with views, radiator.

Kitchen: 9' 10" x 9' 6" (3m x 2.9m), Fitted at wall and base level, sink unit, window.

Bedroom One: 13' 1" x 10' 6" (4m x 3.2m), Window, radiator.

Bedroom Two: 9' 10" x 9' 2" (3m x 2.8m), Window, radiator.

Basement: With a variety of useful storage areas.

Outside: Gravel and parking to rear, forecourt parking to front and building plot to side with planning permission (P0649/R4/FUL).

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

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