



FREEHOLD

£249,995



**47 WOODSIDE AVENUE, CINDERFORD, GLOUCESTERSHIRE,
GL14 2DR**

- THREE BEDROOMS
- SITTING ROOM
- KITCHEN WITH SIDE PORCH
- GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING
- ENTRANCE PORCH
- GREAT SIZE LOUNGE/DINER WITH FANTASTIC VIEWS
- SHOWER ROOM
- HUGE REAR GARDEN
- NO ONWARD CHAIN

www.kjtresidential.co.uk

47 WOODSIDE AVENUE, CINDERFORD, GLOUCESTERSHIRE, GL14 2DR

OFFERED TO THE MARKET FOR THE VERY FIRST TIME SINCE BEING BUILT IN 1951, THIS MUCH LOVED FAMILY HOME PRESENTS A RARE AND EXCITING OPPORTUNITY. REQUIRING MODERNISATION, THE PROPERTY OFFERS EXCEPTIONAL POTENTIAL TO CREATE A STUNNING HOME TAILORED TO YOUR OWN TASTE. SITUATED IN THE POPULAR WOODSIDE AVENUE AREA, THE PROPERTY HAS FAR REACHING REAR VIEWS AND BOASTS A GENEROUS REAR GARDEN EXTENDING TO APPROXIMATELY 100 FEET, PROVIDING AMPLE SPACE FOR FAMILIES, KEEN GARDENERS OR EXTENSION TO THE HOUSE. WITH ITS SPACIOUS ACCOMMODATION AND ENVIABLE OUTLOOK, THIS IS A HOME FULL OF CHARACTER AND POSSIBILITIES, READY FOR ITS NEXT CHAPTER.

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.

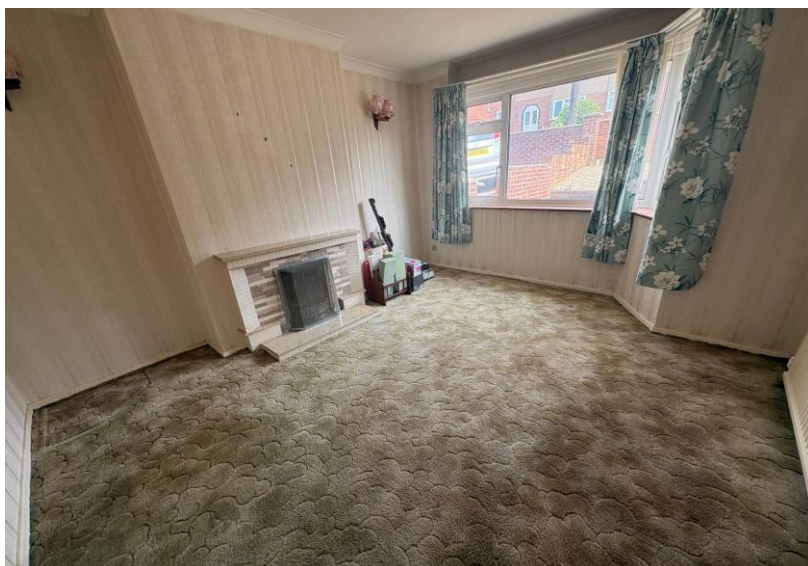
A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Glazed front door to entrance porch. Door to -

Hall: Radiator, under-stairs storage space.

Sitting Room: 13' 1" x 11' 5" (3.99m x 3.49m), Window to front, feature fireplace housing coal fire, radiator.

Lounge/Diner: 19' 7" x 8' 11" (5.97m x 2.71m), Picture window to rear with stunning far reaching views, feature fireplace, radiator.



Kitchen: 13' 10" x 6' 10" (4.22m x 2.09m), Windows to two aspects letting the light flood in, walk-in larder, wall and base units, sink unit, plumbing, wall mounted gas boiler providing central heating and domestic hot water, door to porch which leads to outside.

From hall, stairs to -

First Floor Landing: Window to side, access to loft.

Bedroom One: 13' 5" x 10' 6" (4.1m x 3.2m), Window to front, radiator.



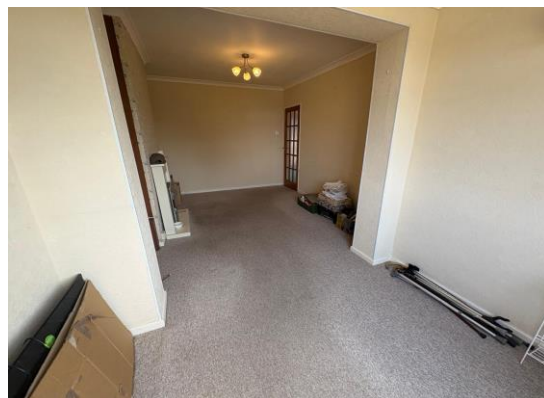
Bedroom Two: 12' 1" x 10' 5" (3.68m x 3.17m),
Window to rear with panoramic views over the rooftops and beyond, radiator.

Bedroom Three: 6' 11" x 6' 11" (2.12m x 2.11m),
Window to front, radiator.

Shower Room: Suite comprising large shower cubicle, low level W.C., wash basin with vanity unit, window with obscure glass, wipe board panelled walls, built-in cupboard.

Outside: Driveway to the front provides off road parking , leading to a garage with 'up and over door', power and lighting, pea gravelled front garden for low maintenance. The rear gardens are a huge appeal to the property - approximately 100 feet in length and laid to lawn with shrub borders. There are two cellar areas under the property for storage, the gardens have fenced boundaries.

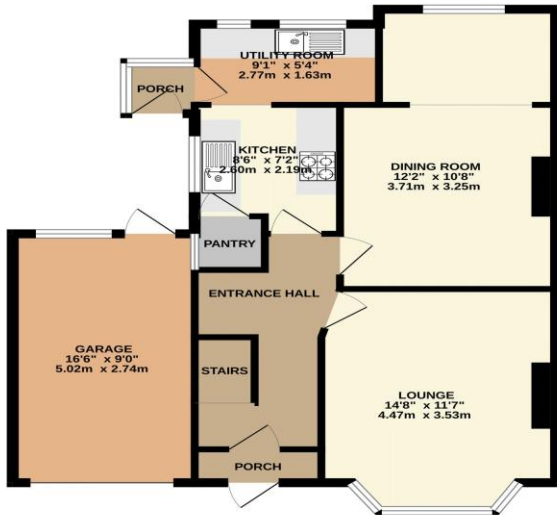
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



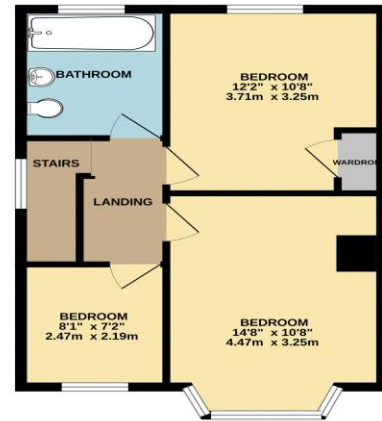
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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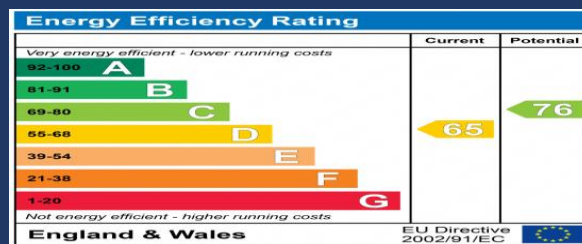
GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.5 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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PASSIONATE
ABOUT
Property
SINCE 1982