



## Hillberry Road

Cinderford, GL14 2JD

£90,000

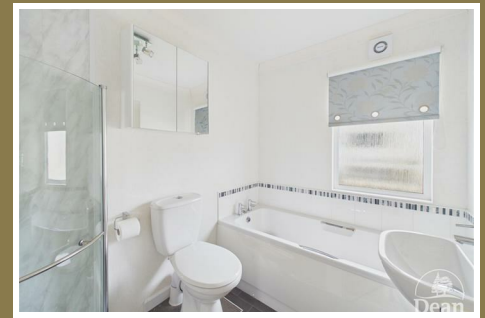


Situated on Hillberry Road, Cinderford, this delightful retirement property offers a serene lifestyle for those aged over 55. With a charming edge-of-town location, residents can enjoy the peace and quiet that comes with living away from the hustle and bustle, while still being conveniently close to local amenities.

This well-appointed home features two comfortable bedrooms, perfect for relaxation or accommodating guests. The single reception room provides a warm and inviting space for socialising or unwinding after a long day. The property also includes a well-maintained bathroom, ensuring all your needs are met.

One of the standout features of this property is its proximity to beautiful woodlands, ideal for leisurely walks and enjoying nature. The quiet surroundings create a perfect atmosphere for those seeking a peaceful retirement.

Importantly, this property comes with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to downsize or seeking a new community, this retirement property on Hillberry Road is an excellent choice for those looking to embrace a relaxed lifestyle in a picturesque setting.



#### Entrance Porch :

8'3" x 3'1" (2.52 x 0.94)

UPVC double glazed windows and door, radiator.

#### Kitchen / Diner :

17'0" x 8'6" (5.20 x 2.60)

Matching wall and base cabinets, 1.5 bowl sink unit, integrated oven, grill, microwave, hob, extractor hood, dishwasher and fridge/freezer, space and plumbing for washing machine, built in pantry, radiator, wall mounted gas boiler, double glazed windows to front and side aspects.

#### Sitting Room :

15'0" x 10'5" (4.59 x 3.20)

Electric fire, radiator, double glazed sliding patio door to side, double glazed window to front aspect with woodland views, glazed door to Inner Hallway.

#### Inner Hallway :

7'6" x 8'2" (2.31 x 2.50)

Built in cupboard, access to loft space.

#### Cloakroom :

5'3" x 4'0" (1.62 x 1.24)

Low level WC, vanity wash hand basin, radiator, extractor fan, double glazed window to side aspect.

#### Bedroom One :

10'4" x 7'6" (3.15 x 2.29)

Fitted wardrobe and bedside cabinets, radiator, double glazed window to side aspect.

#### Bedroom Two :

7'10" x 7'6" (2.39 x 2.31)

Fitted wardrobe and over bed bridging units, radiator, double glazed window to side aspect.

#### Bathroom :

5'9" x 6'5" (1.76 x 1.98)

White suite comprising of bath, low level WC, vanity wash hand basin, shower cubicle, radiator, extractor fan, shaver point, mirror, towel radiator, shelf, double glazed window to side aspect.

#### Outside :

Access all around the property, garden shed.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

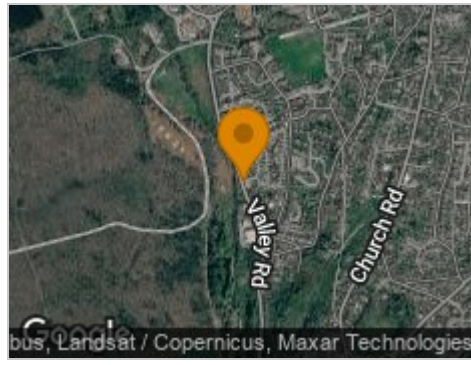
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

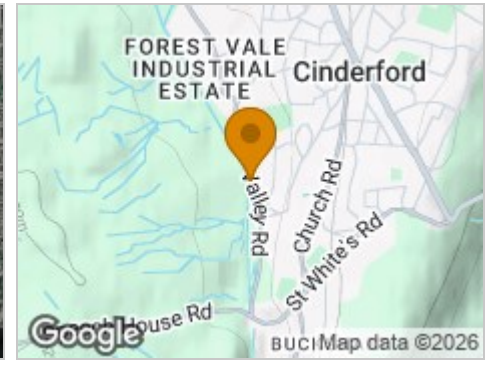
## Road Map



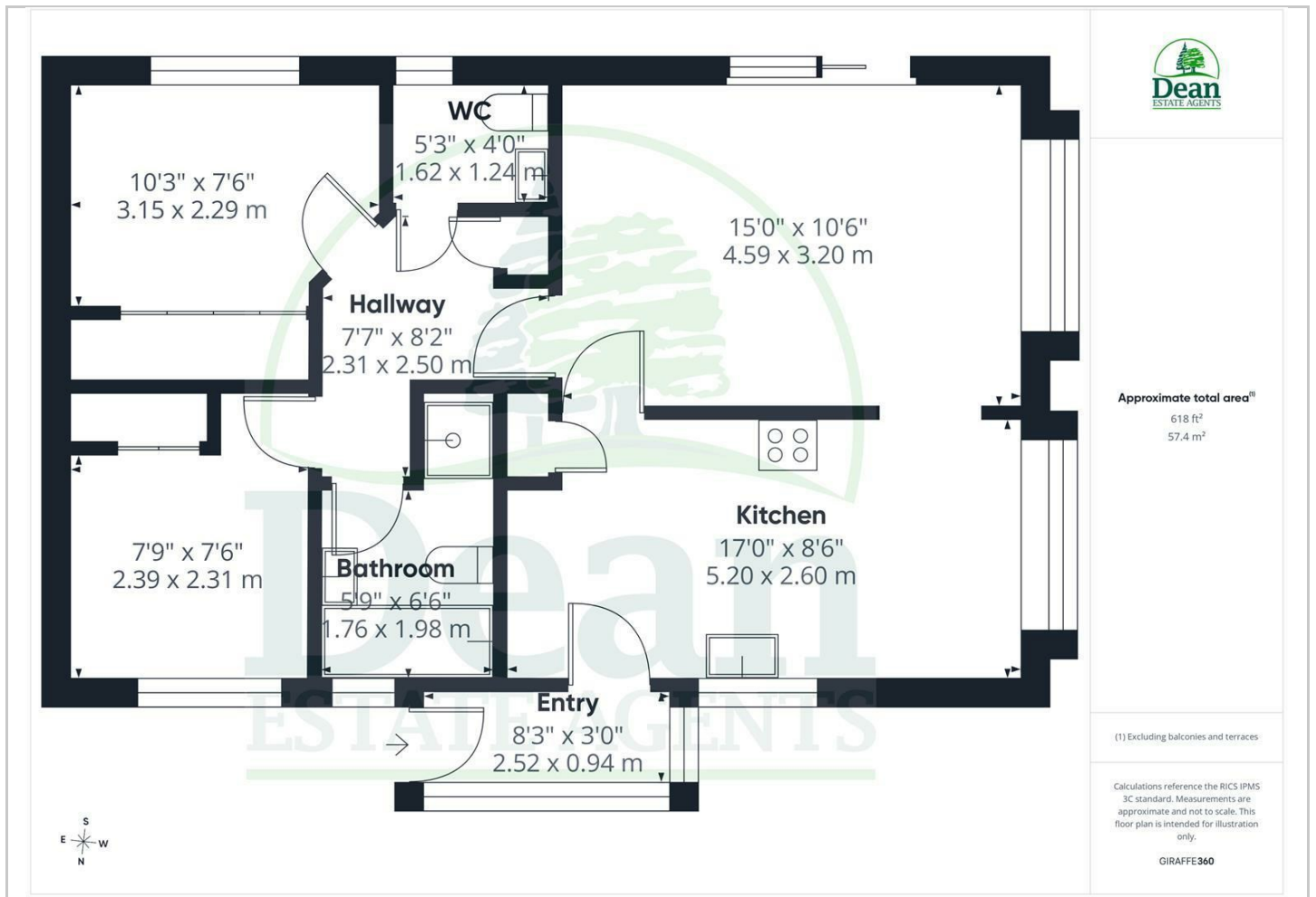
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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