



FREEHOLD

£390,000



30 STATION TERRACE, CINDERFORD, GLOUCESTERSHIRE, GL14 2LD

- FOUR BEDROOMS
- LARGE KITCHEN/DINING ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING
- TWO RECEPTION ROOMS
- DOWNSTAIRS WET ROOM
- DOUBLE GLAZING
- LANDSCAPED GARDENS

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, AN INDIVIDUAL AND IMAGINATIVELY DESIGNED DETACHED FOUR BEDROOMED HOUSE, TASTEFULLY DECORATED THROUGHOUT AND OFFERING STYLISH AND PRACTICAL ACCOMMODATION WITH LANDSCAPED GARDENS HAVING A SENSE OF THEATRE, PROVIDING MUCH INTEREST AND PRIVACY. THE PROPERTY ALSO OFFERS A GARAGE AND OFF ROAD PARKING, AN ABUNDANCE OF ELECTRIC AND MEDIA SOCKETS THROUGHOUT, GARDEN ROOM, DOWNSTAIRS BEDROOM AND WET ROOM - POTENTIAL FOR DUAL FAMILY/DEPENDENT RELATIVE.

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.

Bespoke entrance door to -

Outer Hall: Radiator, glazed door to -

Inner Hall: Upright radiator, oak woodblock flooring salvaged from a nearby school and providing an attractive finish.

Living Room: 14' 0" x 11' 11" (4.26m x 3.62m), Windows to front and side, radiators, opening to -

Garden Room: 9' 11" x 7' 7" (3.01m x 2.31m), Solid roof, windows overlooking the garden, French doors, tiled floor, downlighters.



Downstairs Bedroom/Study: Two windows to rear, radiator.

Wet Room: 7' 3" x 6' 2" (2.2m x 1.89m), Tiling to walls and floors, mains fed shower, vanity wash hand basin, upright radiator, window.

Kitchen/Dining Room: 28' 11" x 9' 7" (8.82m x 2.92m), Part vaulted ceiling with downlighters for dramatic effect, skylights and windows to front and side, door to gardens. Feature wall to dining room area. Fitted kitchen area with double oven, hob with extractor over, sink unit, aluminum copper coloured splash-backs, radiators, door to integral garage.



First floor stairs to -

Landing: Bespoke bannister and stained glass window, skylight.

Master bedroom: 14' 1" x 11' 11" (4.29m x 3.63m), Radiator, two windows to side, fitted wardrobes with drawers and shelving.

Bedroom Two: 15' 5" x 9' 9" (4.7m x 2.96m), Skylight, radiator, eaves storage.

Bedroom Three: 13' 11" x 7' 7" (4.23m x 2.31m), Radiator, skylights.

Bathroom: 7' 7" x 5' 7" (2.30m x 1.71m), Tiling to walls and floor, vanity wash hand basin, close box W.C., under-floor heating, bath, upright radiator.

Integral Garage: 19' 10" x 10' 0" (6.04m x 3.04m), Electric roller door, Worcester gas boiler providing central heating and domestic hot water, plumbing for washing machine, door and window to rear, access to loft storage.

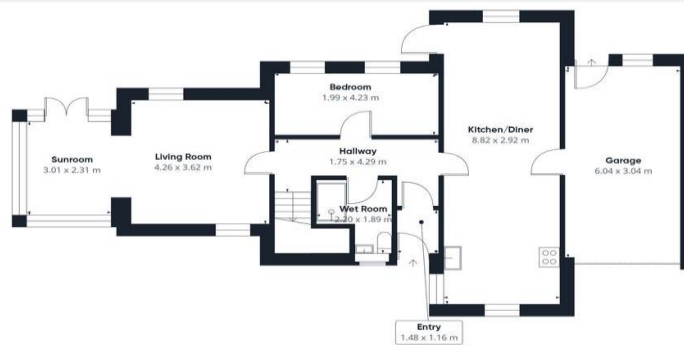
Outside: Dual opening double gate (allows for parking of a larger vehicle) to driveway, bespoke wrought iron fencing and pedestrian gate to front door. To the rear of the property there is a large west facing private and sunny patio area with water feature and two useful garden sheds. The patio also accesses the rest of the gardens which are mainly laid to the side elevation and have been landscaped using parts of an original building dating back to the 18th century which has had previous uses as a potato merchant and print-works and now provides an interesting (roomed) garden with many areas to explore and enjoy and creating much privacy all being well stocked with a variety of shrubs and trees.

Services: All main services are 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.

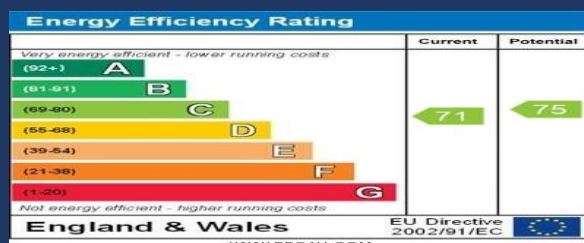
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Floor 0



Floor 1



PASSIONATE
ABOUT
Property
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