



**FREEHOLD**

**£239,950**



**25 PARRAGATE ROAD, CINDERFORD, GLOUCESTERSHIRE,  
GL14 2LY**

- CHARACTER COTTAGE
- LOUNGE
- TWO BEDROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- GARDENS & PARKING
- FITTED KITCHEN
- DINING ROOM
- BEAUTIFUL FAMILY BATHROOM
- OUTDOOR STORAGE & LOCKABLE ADJOINING STORE
- NO ONWARD CHAIN

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## 25 PARRAGATE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2LY

**A BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE FULL OF RUSTIC CHARM AND CHARACTER. THE PROPERTY IS SITUATED WITHIN EASY WALKING DISTANCE OF THE TOWN BUT IS ALSO TUCKED AWAY IN A QUIET LOCATION, BENEFITTING FROM PARKING. THE COTTAGE IS A PLEASURE TO VIEW.**

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 is 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

UPVC door to -

**Kitchen: 12' 0" x 8' 10" (3.65m x 2.68m)**, Double glazed windows to three aspects, oak fronted wall and base units provide ample worktop and storage space, stainless steel sink unit, space for cooker with extractor over, tiled splash-backs, space for dishwasher, wall mounted gas boiler providing central heating and domestic hot water, tiled effect floor, door to -

**Dining Room: 12' 0" x 10' 11" (3.66m x 3.32m)**, Picture window to front with window seat overlooking the garden, Victorian style open fire is a charming focal point, radiator, wood effect floor, door to -

**Living Room: 11' 11" x 10' 10" (3.64m x 3.29m)**, Windows to two aspects, picture window to front with window seat, feature fireplace, radiator.



From dining room, open tread stairs to -

**First Floor Landing:** Window, two radiators.

**Bedroom One: 12' 2" x 11' 3" (3.71m x 3.42m)**, Windows to two aspects with pleasant outlook, radiator (adjoining door if needed to bedroom two which could easily be made into a cupboard - not the only access to bedroom two).

Also off landing -



**Bedroom Two: 12' 2" x 11' 3" (3.71m x 3.42m),**  
Window to front, radiator, access to loft.

**Family Bathroom:** Beautifully fitted suite comprising panelled bath, low level W.C., pedestal wash hand basin, double shower cubicle with splash-back panelling, part tiled co-ordinating walls, extractor, three windows with obscure glass, heated towel rail, laminate floor.

**Outside:** The driveway is easily accessed and provides parking for two vehicles, pea gravelled for low maintenance and having shrub borders, a lattice fence with gate leads down to the property where a gravelled area leads to two outhouses/store areas, one has plumbing and water, the other is lockable - perfect for bike storage. There is a patio, lawn and areas of seasonal planting, the garden has hedge and fence boundaries.

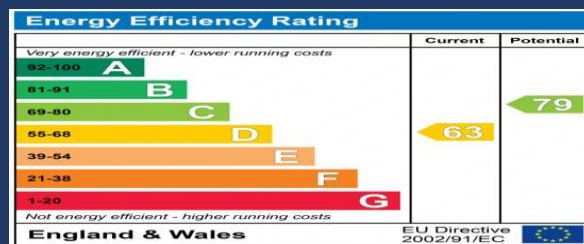
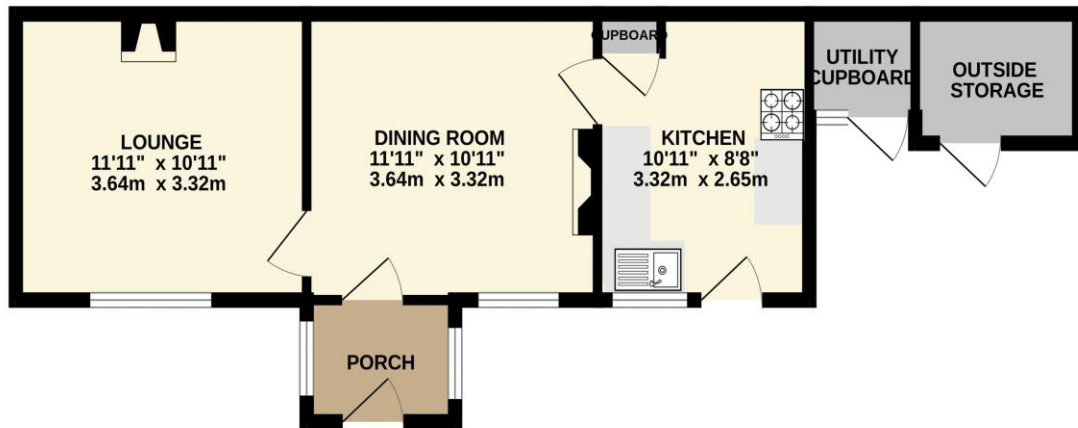
**Services:** All main services are connected to the property. The heating system and services where applicable have not been tested.



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.

**01594 823033**

GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**