FREEHOLD

£240,000



WHIMSEY COTTAGE, HIGHVIEW ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BA

- THREE BEDROOMS
- KITCHEN
- UTILITY ROOM
- DOUBLE GLAZING
- OFF ROAD PARKING
- LOUNGE
- DINING ROOM
- GAS CENTRAL HEATING
- GARDENS
- SUPERB LOCATION WITH VIEWS

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS CHARMING THREE BEDROOMED SEMI-DETACHED COTTAGE, DATING BACK TO 1837 AND ALTHOUGH REQUIRING SOME TLC, OFFERING THE OPPORTUNITY TO BY A PROPERTY IN A SUPERB LOCATION WITH FINE VIEWS TOWARDS THE WELSH MOUNTAINS AND AT THE END OF THE LANE, VIEWS OF THE SEVERN VALE.

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.

Part UPVC double glazed door to -

Hall: Exposed pine floor boards.

Lounge: 11' 9" x 10' 7" (3.58m x 3.22m), Feature fireplace, windows to front and rear, radiator.



Kitchen: 11' 10" x 9' 0" (3.60m x 2.74m), Fitted at base level providing worktop and storage space, matching larder unit with shelving, concealed wall mounted boiler providing central heating and domestic hot water, Range cooker, sink unit, tiled splash-backs, windows to front and rear, radiator, extractor fan, door to -



Dining Room: 11' 9" x 8' 1" (3.58m x 2.46m), Radiator, window to front, door to rear, storage alcove.

Open Porch Area: Outside light and bench/storage seat.

Utility Room: Plumbing for automatic washing machine, windows to front and rear, window to side, tiled flooring.

First floor stairs to -

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

Landing: Window to rear, exposed pine floor, steps up to -

Bedroom One: 11' 7" x 10' 7" (3.53m x 3.22m), Radiator, windows to front and rear, exposed pine floorboards.

Bedroom Two: 8' 9" x 8' 1" (2.66m x 2.46m), Radiator, window to front, exposed pine floorboards, over-stairs cupboard.

Bedroom Three: 9' 1" x 6' 0" (2.77m x 1.83m), Radiator, window to front, window to side with far reaching views toward the Black Mountains, exposed pine floorboards, loft hatch.

Bathroom: Comprising three piece suite with over-bath shower unit, heated towel rail, part tiled walls and window to side.

Outside: Pathway to front door, side porch with formal gardens to side, pathway to parking area. The rear garden has a pathway, garden shed, productive vine, storage shed. The side garden has a seating area, lawned area and parking area.

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.

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.

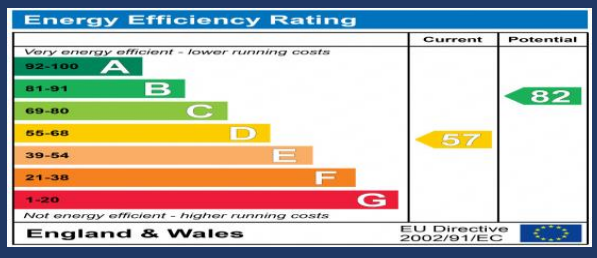


TOTAL FLOOR AREA : 807 sq.ft. (75.0 sq.m.) approx.

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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