



FREEHOLD

£275,000



**102 WOODSIDE AVENUE, CINDERFORD, GLOUCESTERSHIRE,
GL14 2DP**

- TWO BEDROOMS (POTENTIAL FOR THIRD)
- LARGE KITCHEN
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- LARGE LOUNGE
- SHOWER ROOM
- DOUBLE GLAZING
- TWO GARAGES

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A LIGHT AND SPACIOUS, WELL PROPORTIONED SEMI-DETACHED BUNGALOW IN A QUIET CUL-DE-SAC WITH A LEVEL WALK TO CINDERFORD TOWN CENTRE. THE PROPERTY WAS PROBABLY BUILT AS A THREE BEDROOM HOME AND COULD BE CONVERTED BACK VERY EASILY. IT HAS A PRIVATE AND SUNNY REAR GARDEN AND TWO GARAGES.

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.

Entrance door to -

Outer Hall: Door to -

Inner Hall: Two storage cupboards, airing cupboard, loft access (with ladder).

Lounge: 29' 2" x 12' 10" (8.9m x 3.9m) narrowing to 8' 10" x ' ' (2.7m x m), Windows to front and rear, two radiators, fireplace with gas living flame fire. Agent's Note: This could be reverted back to a lounge/diner and a bedroom if so desired.



Kitchen/Diner: 13' 5" x 10' 10" (4.1m x 3.3m), Fitted at wall and base level providing ample worktop and storage space, two windows, radiator, gas boiler providing central heating and domestic hot water, tiled splash=back, sink unit, gas cooker, door to -

Side Porch: Of half glazed construction.

Bedroom One: 12' 10" x 10' 10" (3.9m x 3.3m), Window to rear, fitted wardrobes and dressing table.

Bedroom Two: 9' 6" x 7' 10" (2.9m x 2.4m), Window to rear, radiator.



Shower Room: Shower cubicle, close box W.C., vanity wash hand basin, window to side, towel rail radiator.

Outside: Garage 1 - with power & light 15' 5" x 13' 1" (4.7m x 4m), Garage 2 - en-bloc 15' 1" x 8' 6" (4.6m x 2.6m) The garden to the front is attractive and easy maintenance. The rear garden is south facing and private.

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



PASSIONATE
ABOUT
Property
SINCE 1982