



**FREEHOLD**

**£234,995**



**8 ASHDEAN, DENECROFT, CINDERFORD, GLOUCESTERSHIRE,  
GL14 2LL**

- THREE BEDROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS W.C.
- OFF ROAD PARKING AVAILABLE
- OUTHOUSE & SHED
- LOUNGE
- FAMILY BATHROOM
- ENCLOSED GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING

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## 8 ASHDEAN, DENECROFT, CINDERFORD, GLOUCESTERSHIRE, GL14 2LL

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS THREE BEDROOM SEMI-DETACHED HOUSE IN IMMACULATE ORDER THROUGHOUT AND SITUATED CLOSE TO LOCAL AMENITIES. THE PROPERTY BENEFITS FROM A FULLY ENCLOSED LAWN AND DOWNSTAIRS W.C.**

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.

Glazed UPVC front door with side panelling letting the sun flood into the hallway.

**Hallway:** Coloured wood effect flooring, radiator, under-stairs store area.

**Lounge:** 13' 5" x 11' 10" (4.09m x 3.61m), A light and airy room with picture window to front over-looking the garden, radiator, T.V. point.

**Kitchen/Breakfast Room:** 15' 3" x 11' 9" (4.66m x 3.57m), Perfect size and big enough for a table to sit and enjoy family meals together. Wall and base units provide ample worktop and storage space, stainless steel sink unit with mixer tap, tiled splash-backs, space for cooker with extractor over, space for dishwasher, radiator, wall mounted Worcester gas boiler providing central heating and domestic hot water, wood effect floor, picture window to rear, opening leading to -



**Downstairs Cloakroom:** Low level W.C., sink unit, radiator.

Door to -

**Utility room:** Plumbing and door to rear garden.

**First Floor Landing:** Radiator, access to loft, airing cupboard with shelving.



**Bedroom One: 13' 5" x 9' 10" (4.08m x 3m),**  
Picture window to front, radiator.

**Bedroom Two: 11' 10" x 11' 9" (3.61m x 3.58m),**  
Picture window to rear, radiator.

**Bedroom Three: 9' 9" x 8' 3" (2.98m x 2.51m),**  
Window to front, radiator, over-stairs cupboard.

**Family Bathroom:** Recently fitted with modern suite comprising low level W.C., sink with vanity unit under, panelled bath with shower over, tiled walls and coordinating tiled floor, heated towel rail, window with obscure glass.

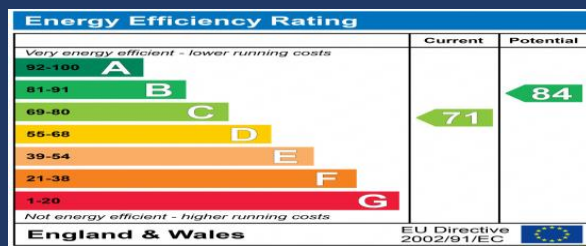
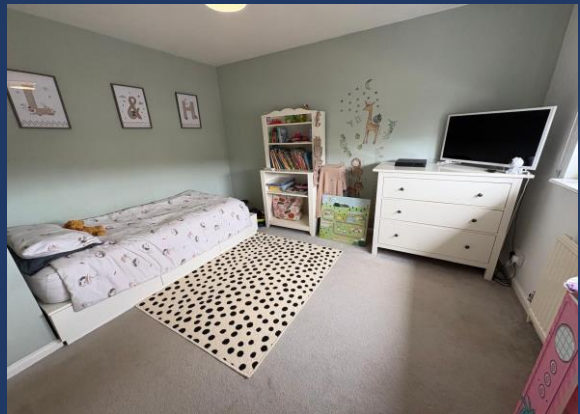
**Outside:** The front garden is neatly laid to lawn and is completely enclosed, making it completely private with fenced boundaries, pedestrian access to rear garden which is laid to patio for easy maintenance, there is a garden shed and water supply. A gate leads to a car park where off road parking is available.

**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**



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