



**FREEHOLD**

**£210,000**



**59 THE KEELINGS, CINDERFORD, GLOUCESTERSHIRE, GL14 2NG**

- THREE GOOD SIZED BEDROOMS
- LOUNGE
- DOWNSTAIRS CLOAKROOM
- GAS FIRED CENTRAL HEATING
- GARDENS
- FITTED KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- FAMILY BATHROOM
- DOUBLE GLAZING
- OFF ROAD PARKING & PLANNING PERMISSION TO FURTHER EXTEND TO 2 BAYS

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## 59 THE KEELINGS, CINDERFORD, GLOUCESTERSHIRE, GL14 2NG

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS WELL PRESENTED THREE BEDROOMED HOUSE WITH OFF ROAD PARKING, DOUBLE GLAZING AND A CONSERVATORY. THE PROPERTY IS CONVENIENTLY SITUATED NEAR A SHOP AND DOCTORS SURGERY WITH A BUS STOP JUS AROUND THE CORNER.**

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.

UPVC Georgian style front door to -

**Entrance Hall:** Two storage cupboards, under-stairs space for hanging coats etc. Off the hall is -

**Downstairs Cloakroom:** Suite comprising low level W.C., wash basin, radiator, window.

**Kitchen: 13' 6" x 11' 5" (4.12m x 3.49m),** The kitchen is a lovely bright room and there is ample space for a table making it a sociable heart to the home. Oak fronted wall and base units provide ample storage and there are also display units, an integral oven with gas hob and extractor over, plumbing for automatic washing machine, space for slimline dishwasher, sink unit with mixer tap, tiled splash-backs, picture window to front.



Off the hall -

**Lounge: 13' 7" x 11' 9" (4.14m x 3.57m),** Another light and airy room with a picture window overlooking the front garden, T.V. point, radiator.

Also from the hall, door to -

**Conservatory:** Half glazed construction with a radiator allowing all year round use.

First floor stairs to -

**Landing:** Large store cupboard with shelving, housing gas boiler providing central heating and domestic hot water, access to loft which is part boarded.

**Bedroom One: 11' 6" x 10' 6" (3.51m x 3.20m),** Great sized double room to the rear of the property with picture window, radiator and fitted ceiling fan.

**Bedroom Two: 11' 10" x 10' 0" (3.61m x 3.04m),** Picture window to front letting plenty of natural light in, radiator.

**Bedroom Three: 8' 10" x 8' 7" (2.69m x 2.61m),** Window, radiator, unusually larger than most third bedrooms, making a perfect child's room or office.

**Family Bathroom:** Suite comprising shaped bath with shower over and glass screen, low level W.C., sink unit, tiled walls, radiator, window with obscure glass for privacy.

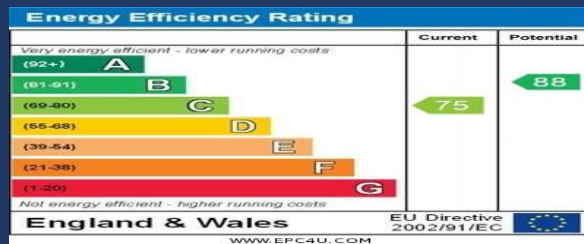
**Outside:** To the front, the current owners have created off road parking with the necessary planning consent. Steps lead down to the property, pedestrian access to side and rear garden (also accessed from conservatory). The gardens are south facing and generously proportioned with lawns, a patio and fenced boundaries giving privacy. A gateway to the rear of the garden provides vehicle access.

**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.

**01594 823033**



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