



**FREEHOLD**

**£270,000**



## **1 FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2DH**

- BEAUTIFUL CHARACTERFUL REFURBISHED COTTAGE
- FITTED KITCHEN WITH BREAKFAST AREA
- UTILITY & DOWNSTARIS W.C.
- GAS FIRED CENTRAL HEATING
- GARDENS
- LOUNGE WITH LOG BURNER
- THREE BEDROOMS (ONE EN-SUITE)
- LOFT ROOM
- DOUBLE GLAZING
- AMPLE PARKING

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# 1 FLAXLEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2DH

KJT RESIDENTIAL ARE DELIGHTED TO SHOWCASE THIS DELIGHTFUL THREE BEDROOM END-TERRACE COTTAGE BELIEVED TO DATE BACK TO THE LATE 1800'S. BEAUTIFULLY REFURBISHED TO A HIGH STANDARD, THIS DELIGHTFUL COTTAGE SUCCESSFULLY BLENDS MODERN COMFORT WITH TRADITIONAL CHARM. RETAINING A WEALTH OF CHARACTER FEATURES, THE PROPERTY EXUDES A WARM AND COSY AMBIENCE. THE PROPERTY IS SITUATED ON A POPULAR ROAD WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

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 Front door to -

## **Living Room: 21' 2" x 10' 10" (6.44m x 3.29m),**

Great sized room with windows to two aspects letting the light flood in. There is a wood burning stove to snuggle up in front of and the far end of this room could be easily dressed as a dining area, also having a feature fireplace (currently boarded). The seating end is carpeted for comfort while the far end has wood effect flooring, there are two radiators and a T.V. point.

## **Kitchen/Breakfast Room: 22' 3" x 10' 6" (6.78m x 3.21m),**

The units are fitted at wall and base level providing ample storage with wood effect worktops, there is a Range style cooker with induction hob and extractor over, sink with mixer tap, the original brick fireplace acts as a focal point and houses a bread oven (not working - but a lovely feature), there is a column radiator and quarry tiled floor.



The other end of the room is a bright and airy dining area, there is a feature fireplace, wood effect floor and a radiator. There are windows to two aspects and another door into the living room.

From the living room, door to -

## **Utility room: 8' 10" x 6' 8" (2.70m x 2.03m),**

Great for storage! There is a fitted cupboard and plumbing for washing machine and space for tumble dryer, window and door to garden, door to -

**Downstairs Cloakroom:** , Low level W.C., sink, radiator, window and shower. The walls are part boarding and part tiled.

From living room, stairs to -



**First Floor Landing:** Access to loft which is boarded and houses gas boiler with split zone function, providing central heating and domestic hot water.

**Bedroom One: 10' 7" x 10' 2" (3.23m x 3.11m),**  
Window to front, radiator, door to -

**En-Suite:** Comprising shower cubicle, vanity unit with 'earth bowl', sink over, low level W.C., radiator.

**Bedroom Two: 10' 10" x 9' 9" (3.29m x 2.98m),**  
Window to front, radiator.

**Bedroom Three: 10' 6" x 9' 9" (3.20m x 2.98m),**  
Fitted store cupboard, radiator, window to rear.

**Family Bathroom:** Suite comprising panelled bath with shower over, sink with vanity unit, low level W.C., wood effect floor, radiator, window with obscured glass.

From the landing a door leads to a loft room, perfect for occasional bedroom/office etc., radiator, skylight.

**Outside:** To the side of the property is a driveway providing ample parking (up to four cars), gate to rear garden where there is a patio area, good sized low maintenance gravel area and a lawn. The rear has another raised patio for outdoor entertaining and brick built store shed. To the front is a small walled garden leading to the front door.

**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  
598 sq.ft. (55.4 sq.m.) approx.

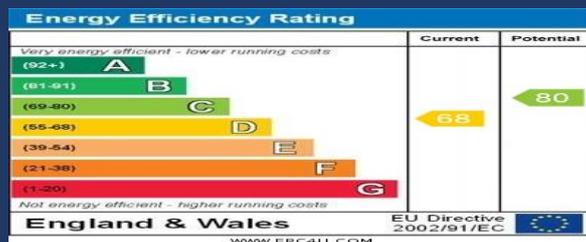
1ST FLOOR  
465 sq.ft. (42.7 sq.m.) approx.

2ND FLOOR  
158 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 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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**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982