



**LEASEHOLD**

**£35,000**



**1A BEECH ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2JG**

- TWO BEDROOMS
- LOUNGE
- BATHROOM
- NEAR TO FREQUENT BUS SERVICE
- MAINS GAS CENTRAL HEATING
- KITCHEN
- GARDEN
- CLOSE TO OPEN WOODLAND

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

# 1A BEECH ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2JG

## AN OLDER STYLE PARK HOME REQUIRING SOME IMPROVEMENT BUT SITED ON A POPULAR RESIDENTIAL PARK.

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.

Front door to -

**Kitchen: 9' 2" x 7' 7" (2.8m x 2.3m)**, Fitted at wall and base level, sink unit, windows to both side elevations, radiator.

**Lounge: 11' 10" x 9' 2" (3.6m x 2.8m)**, Gas fire in fireplace, windows to front and side, door to side.



**Hall:** Off which is -

**Bedroom One: 9' 10" x 9' 2" (3m x 2.8m)**, Window to side, fitted units, radiator.

**Bedroom Two: 7' 10" x 48' 11" (2.4m x 14.9m)**, Window to side, radiator.

**Bathroom:** Three piece suite, window, radiator.

**Outside:** Garden space and outhouse.

**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**

