FREEHOLD

£285,000



26 WOODLANDS REACH, CINDERFORD, GLOUCESTERSHIRE, GL14 2EN

- THREE BEDROOMS
- LIVING ROOM
- GARAGE & OFF ROAD PARKING
- SOUTH FACING GARDEN
- KITCHEN/DINER
- DOWNSTAIRS W.C.
- QUIET CUL-DE-SAC LOCATION
- NO ONWARD CHAIN

26 WOODLANDS REACH, CINDERFORD, GLOUCESTERSHIRE, GL14 2EN

LOVINGLY LOOKED AFTER, THIS AIRY, LIGHT AND SPACIOUS (WESTBURY BUILT) THREE BEDROOM HOME OFFERS EXCELLENT FAMILY LIVING ACCOMMODATION WITH LARGE, LEVEL GARDENS AND IN A QUIET END OF CUL-DE-SAC LOCATION.

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 double glazed door to -

Porch: Radiator, LVT flooring.

Downstairs W.C.: Close coupled W.C., wash hand basin, tiled splash-backs, LVT flooring, radiator, window to front.

Living Room: 14' 7" x 14' 7" (4.45m x 4.45m), Radiators, stairs off, window to front, door through to -





Kitchen/Diner: 14' 5" x 10' 0" (4.39m x 3.05m), Fitted at wall and base level providing worktop and storage space, tiled splash-backs, one and a half bowl sink unit, integral electric oven, integral dishwasher, ceramic hob with extractor hood over, space and plumbing for a washing machine, space for fridge/freezer, wall mounted gas combi-boiler, radiator, under-stairs storage cupboard, window to rear, French doors to garden.

Landing: Airing cupboard, window to side, access to loft which is partially boarded.

Bedroom One: 8' 2" x 13' 9" (2.49m x 4.19m), Fitted wardrobes, chest of drawers and bedside tables, radiator, window to front.

Bedroom Three: 8' 2" x 6' 3" (2.49m x 1.91m), Radiator, over-stairs storage cupboard, window to front.

Bathroom: Comprising modern suite with panelled bath with shower over & tiled splash-backs, close coupled W.C., pedestal wash hand basin with tiled splash-backs, radiator, obscured glass window to rear.

Outside: An attractive, low maintenance frontage featuring decorative slate and established planting, creating a welcoming first impression. A driveway providing off road parking leads to a single garage. A delightful, south facing garden enjoying plenty of sunshine throughout the day, the garden offers a well maintained lawn, sunny patio area, ideal for outdoor dining entertaining and planted borders provide interest. Fenced boundaries create a lovely sense of privacy and seclusion making this an ideal space for relaxing and enjoying the outdoors.

Services: All mains services are connected to the property. The heating system and services where applicable have not been tested.

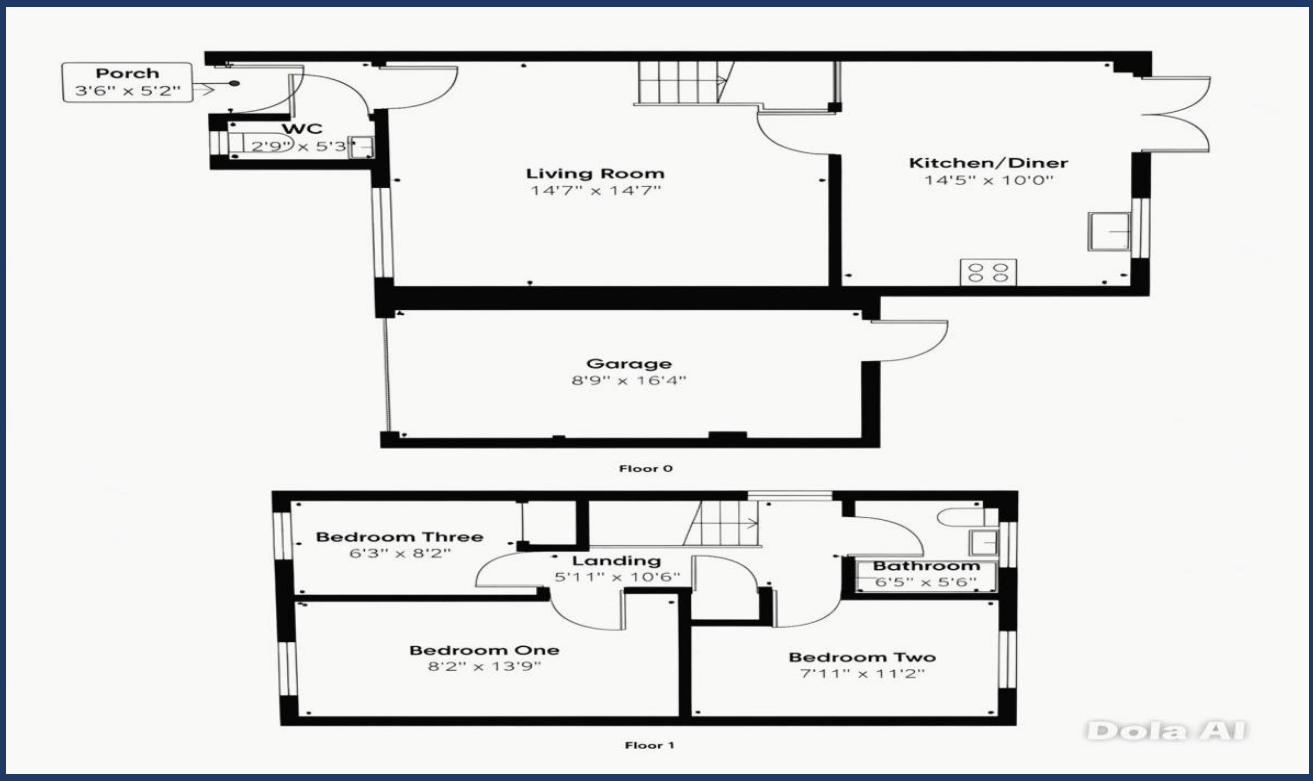






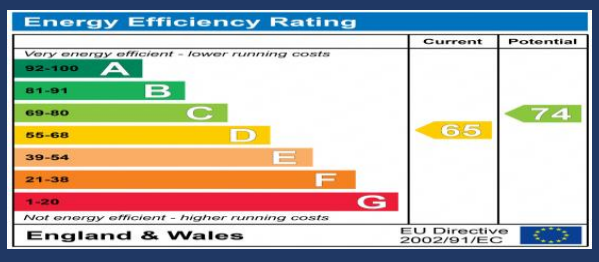


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.









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