



**FREEHOLD**

**£240,000**



**60A ABBEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14  
2NP**

- FOUR BEDROOMS (ONE EN-SUITE)
- GREAT SIZED LOUNGE WITH PATIO DOORS
- FAMILY BATHROOM
- DOUBLE GLAZING
- FITTED KITCHEN
- DOWNSTAIRS W.C.
- GAS CENTRAL HEATING
- GARDEN & AMPLE PARKING
- CONVENIENT LOCATION

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## 60A ABBEY STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2NP

KJT RESIDENTIAL ARE EXCITED TO SHOWCASE THIS FOUR BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN LEVEL WALKING DISTANCE OF THE TOWN. RARELY, IN THIS STREET, THE PROPERTY HAS ITS OWN PARKING FOR UP TO THREE CARS AND TO THE FRONT, THERE ARE VIEWS OVER THE ROOFTOPS TOWARDS THE WOODS.

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.

Half glazed Georgian door to -

**Hall:** Radiator.

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

**Kitchen: 11' 10" x 8' 6" (3.6m x 2.6m),** Modern fitted kitchen at wall and base level, providing ample worktop and storage space, stainless steel sink unit with mixer tap, fitted cooker with gas hob and extractor over, plumbing for washing machine, space for tumble dryer, breakfast bar, radiator, built-in cupboard, tiled floor, window to front, wall mounted gas boiler.



**Lounge: 15' 9" x 12' 2" (4.8m x 3.7m),** Patio doors out to the garden let the sun flood in, versatile room with ample space for living and dining areas, radiator, wood effect floor, stairs to -

**Landing:** Spacious! Window to side, airing cupboard, loft access.

**Bedroom One: 13' 1" x 12' 10" (4m x 3.9m),** Window to rear, radiator.

**En-suite:** Comprising shower cubicle, low level W.C., sink, wood effect floor, radiator, built-in cupboard, chrome towel rail.



**Bedroom Two: 12' 10" x 9' 2" (3.9m x 2.8m),**  
Window to front with lovely views, radiator.

**Bedroom Three: 12' 10" x 9' 2" (max.) (3.9m x 2.8m),** Window to rear, radiator.

**Bedroom Four: 7' 9" x 7' 6" (2.35m x 2.29m),**  
Radiator, window to front, again with panoramic views.

**Family Bathroom:** Suite comprising panelled bath with shower over, pedestal wash hand basin, low level W.C., towel rail, part tiled walls, extractor, wood effect flooring.

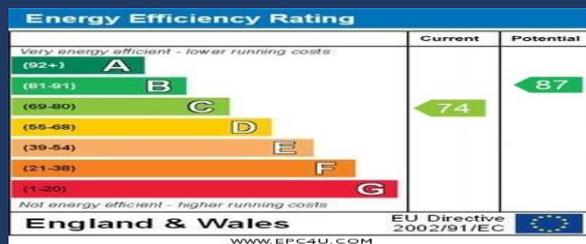
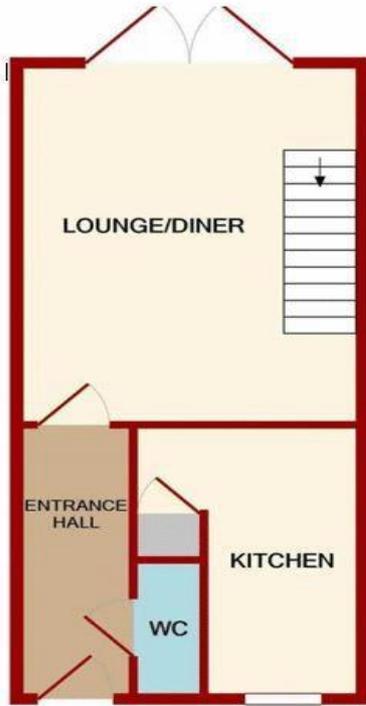
**Outside:** A gate leads to the front garden which is gravelled for low maintenance there is a walled boundary. There is pedestrian and vehicular access via a shared drive to parking area. From a gate, access to rear garden. There is a gravelled area and steps lead up to a lawn. The garden is made private with fenced boundaries.

**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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