



FREEHOLD

£170,000



**99 COOMB DRIVE, CINDERFORD, GLOUCESTERSHIRE, GL14
3EF**

- GREAT OUTLOOK
- GAS CENTRAL HEATING
- LARGE LIVING ROOM
- WOOD BURNING STOVE
- SUN TRAP GARDEN
- SPACIOUS BEDROOM
- STYLISH KITCHEN
- OFF ROAD PARKING

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A FORMERLY TWO, NOW SPACIOUS ONE BEDROOMED CONTEMPORARY STYLE END TERRACE HOUSE.

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 is 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.

Entrance door to -

Hall: Window to side, boiler cupboard housing boiler providing central heating and domestic hot water, radiator.

Bathroom: 6' 7" x 5' 3" (2m x 1.59m), Bath with over-bath shower & screen, W.C., sink unit filling to walls, towel rail radiator.

Master Bedroom: 19' 7" x 12' 9" (5.96m x 3.89m), Two windows to rear with great views, two radiators.



Stairs to -

Lower Ground Floor:

Living Room: 22' 8" x 12' 10" (6.9m x 3.9m), Free standing wood burning stove, window to rear, two radiators, patio doors to -

Conservatory: 8' 6" x 5' 8" (2.6m x 1.73m), Of half glazed construction with door to outside.



Kitchen: 12' 10" x 8' 10" (3.9m x 2.7m), Stylish modern units with metro tiles, ceiling light window, wall and base level storage cupboards, sink unit, plumbing for washing machine & dishwasher, extractor hood.

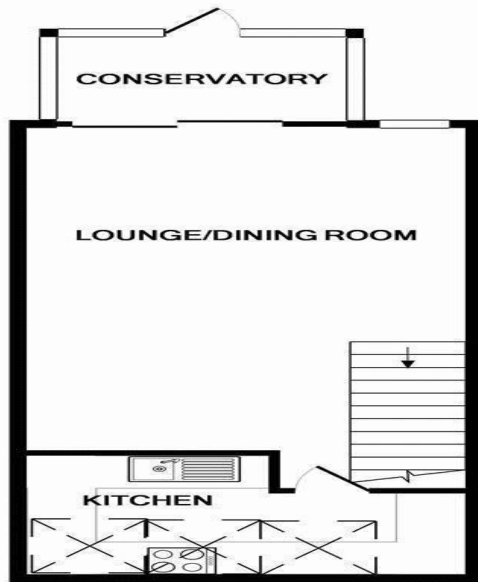
Outside: To the front are two parking spaces. Steps lead to west facing rear garden with large patio, lawn and garden store.

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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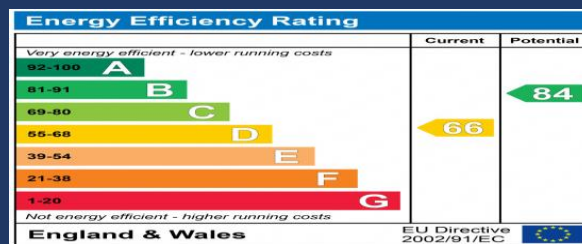


LOWER GROUND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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