



**FREEHOLD**

**£250,000**



**HILLTOP, PARRAGATE ROAD, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2NA**

- THREE BEDROOMS
- KITCHEN
- FAMILY BATHROOM
- PRIVATE GARDENS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- GARAGE & OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

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## HILLTOP, PARRAGATE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2NA

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS WELL-PRESENTED AND SPACIOUS THREE-BEDROOM LINK-DETACHED PROPERTY, OFFERING COMFORTABLE AND VERSATILE ACCOMMODATION IDEAL FOR FAMILY LIVING. THE HOME BENEFITS FROM A GARAGE AND OFF-ROAD PARKING AND IS SITUATED IN A POPULAR RESIDENTIAL AREA, THIS ATTRACTIVE HOME COMBINES GENEROUS LIVING SPACE WITH A CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES, SCHOOLS, AND TRANSPORT LINKS.

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 -

**Entrance Hall:** Off which is -

**Downstairs Cloakroom:** W.C., wash hand basin, radiator, window to front.

**Lounge:** 18' 4" x 12' 4" (5.58m x 3.76m), Window to front, radiator, access through to -



**Dining Room:** 11' 2" x 8' 4" (3.40m x 2.54m), Bright and inviting room with wood flooring, radiator, French doors to garden and access through to -

**Kitchen:** 11' 3" x 10' 0" (3.43m x 3.05m), Fitted at wall and base level providing ample worktop and storage space, space for fridge/freezer, space for dishwasher, sink unit, built-in oven, induction hob with extractor hood, window to rear, tiled floor.

From the lounge, stairs to -

**First Floor Landing:** Storage cupboard.



**Bedroom One: 12' 4" x 11' 0" (3.76m x 3.35m),**  
Radiator, window to front.

**Bedroom Two: 11' 2" x 11' 1" (3.40m x 3.38m),**  
Radiator, built-in wardrobe, window to rear.

**Bedroom Three: 7' 4" x 0' 0" (2.23m x 0.00m),**  
Radiator, storage cupboard, window to front.

**Outside:** To the front is gated access to a small courtyard garden, enclosed by brick walling and fencing. A side gate leads to the private rear garden with patio, lawned area and fenced surround. To the side of the property is a driveway and garage with power and light.

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



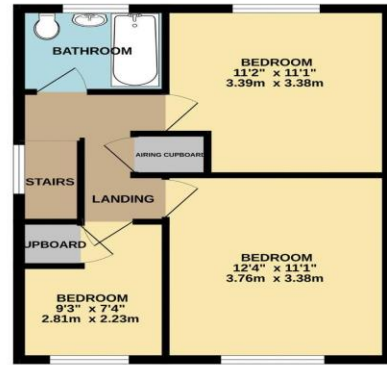
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

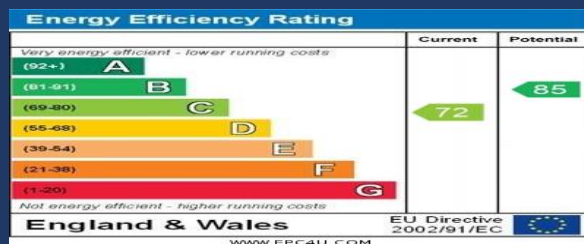
GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.5 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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**Property**  
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