



**Offers in the Region Of
£350,000**



**28 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2AG**

- FOUR DOUBLE BEDROOMS
- OUTBUILDINGS
- THREE RECEPTION ROOMS
- MASSES OF POTENTIAL

- 1/2 ACRE GARDENS
- POTENTIAL BUILDING PLOT SUBJECT TO CONSENTS
- CHARACTER FEATURES

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A HANDSOME, SPACIOUS AND FULL OF CHARACTER DETACHED EDWARDIAN HOUSE WITH LARGER THAN AVERAGE GARDEN AND AMPLE OFF ROAD PARKING.

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.

Canopied porch with entrance door and glazed side panels to -

Hall: Terrazzo tiled floor, radiator.

Living Room: 12' 10" x 11' 10" (3.9m x 3.6m), Fireplace with wood-burning stove, radiator, box bay window to front.

Lounge: 12' 10" x 11' 10" (3.9m x 3.6m), Victorian fireplace, box bay window to front, radiator, wood floor (painted).



Breakfast Room/Study: 11' 10" x 9' 10" (3.6m x 3m), Radiator, window.

Kitchen: 18' 8" x 9' 10" (5.7m x 3m), Sink unit, plumbing for washing machine, quarry tiled floor, window to side, window and door to rear, radiator, shelving and base level storage.

Galleried Laning: Window to front, loft access, radiator.

Bedroom One: 13' 5" x 12' 2" (4.1m x 3.7m), Window to front, radiator, original cast iron fireplace.



Bedroom Two: 13' 1" x 12' 2" (4m x 3.7m),
Original cast iron fireplace, sink unit, radiator,
window to front.

Bedroom Three: 11' 7" x 9' 5" (3.52m x 2.88m),
Windows to side and rear, gas boiler for
central heating and domestic hot water,
radiator, fitted cupboard.

Bedroom Four: 12' 2" x 10' 2" (3.7m x 3.1m),
Window to rear, radiator, original cast iron
fireplace.

Bathroom: 6' 11" x 6' 3" (2.1m x 1.9m), Three
piece suite, tiling to walls, over-bath shower,
towel rail radiator, radiator, window to rear.

Outside: Approximately half acre plot with
parking to front for several vehicles and formal
garden. To the rear is a garage, two sheds
and greenhouse and brick built barn 15' 5" x
14' 1" (4.7m x 4.3m), outhouse & W.C., patio,
large lawned areas, mature shrubs and trees,
herbaceous borders, potential for rear
vehicular access if required.

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



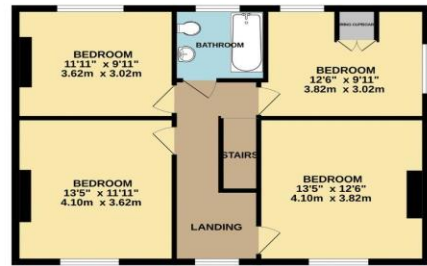
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.

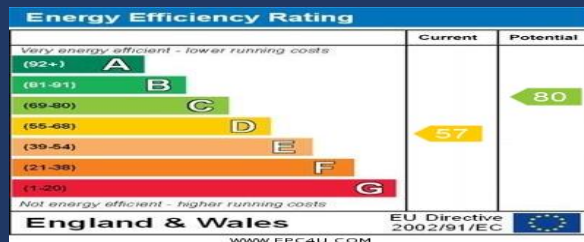


1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1714 sq.ft. (159.2 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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PASSIONATE
ABOUT
Property
SINCE 1982