



FREEHOLD

£250,000



109 COOMBE DRIVE, CINDERFORD, GLOUCESTERSHIRE, GL14 3EF

- THREE BEDROOMS
- KITCHEN/DINER
- UTILITY ROOM
- GARDEN & PARKING
- UPVC DOUBLE GLAZING
- LOUNGE
- FAMILY BATHROOM
- DOWNSTAIRS W.C.
- GAS CENTRAL HEATING

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS WELL PRESENTED THREE-BEDROOM, SEMI-DETACHED HOME, TUCKED AWAY AT THE END OF A QUIET CUL-DE-SAC IN A DESIRABLE LOCATION, CLOSE TO WOODLAND WALKS. THE PROPERTY ENJOYS A UNIQUE UPSIDE-DOWN FEEL, WITH THE FRONT ENTRANCE ON THE FIRST FLOOR, CREATING A DISTINCTIVE YET PRACTICAL LAYOUT. FILLED WITH NATURAL LIGHT AND PRESENTED IN LOVELY OVERALL CONDITION, THE HOME OFFERS WELL-PROPORTIONED ACCOMMODATION THROUGHOUT. OUTSIDE, THE PROPERTY BENEFITS FROM A CONVENIENT DOUBLE DRIVEWAY TO THE FRONT AND A PRIVATE GARDEN TO THE REAR, OFFERING A PEACEFUL RETREAT WITH BEAUTIFUL SUNSET VIEWS ACROSS THE FOREST.

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.

Door to -

Entrance Hall: Window to front, radiator, LVT wood effect flooring, cupboard, loft access.

Bedroom One: 11' 7" x 10' 0" (3.53m x 3.05m), Velux skylight window, radiator.

Bedroom Two: 8' 10" x 8' 10" (2.69m x 2.68m), Window to front aspect, radiator.



Bedroom Three: 11' 7" x 6' 11" (3.53m x 2.11m), Velux skylight window, radiator.

Bathroom: White suite comprising of bath with shower over, low level W.C., vanity wash hand basin, towel radiator, partially tiled walls, LVT wood effect flooring, down lighting, window to side aspect.

Stairs down to -

Ground Floor Hall: LVT wood effect flooring, radiator, under stairs storage cupboard.



Door to -

Lounge: 17' 4" x 11' 7" (5.28m x 3.53m), Lovely light and airy room overlooking the garden, window to rear and patio doors onto patio, radiator.

Door off the hall leading to -

Kitchen/Diner: 15' 3" x 9' 8" (4.65m x 2.94m), Beautifully presented, having coloured base units with solid oak worktops, co-ordinating tiled splash-backs, Belfast sink with mixer tap, fitted oven with gas hob and extractor over, wall mounted gas boiler supplying central heating and domestic hot water, plumbing for dishwasher, windows to two aspects, door to outside, down lighting, LVT wood effect flooring.

Door off the hall leading to -

Utility Room: Very handy to have - base units provide storage, sink unit, plumbing for washing machine, tiled splash-backs, window, radiator.

Door off the hall leading to -

Downstairs W.C.: Low level W.C., wash hand basin, towel radiator.

Outside: Front: Fantastic block pavia driveway provides ample off road parking. There is pedestrian access at the side leading to the rear of property - steps lead down to a storage area and a gate to the side of house, including kitchen door, and rear garden.

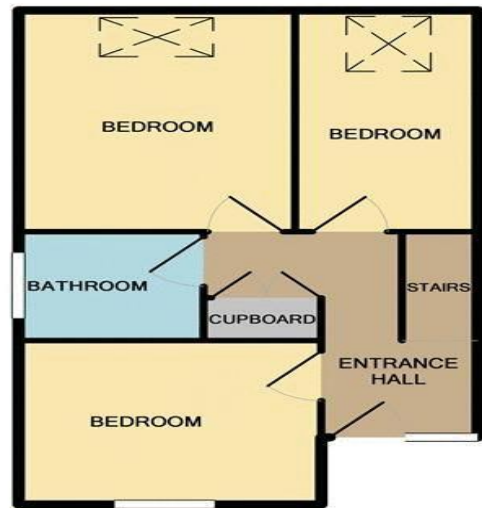
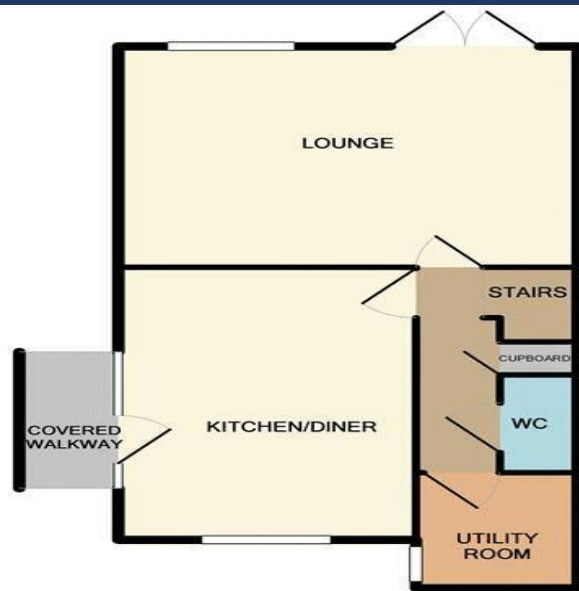
Rear: Patio area, perfect for outdoor entertaining and having complete privacy, wall mounted outdoor light, barked area, lawn, mature fruit trees, shrubs and borders, garden shed for storage, fenced boundaries, enjoys Forest outlook and sunset views.

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

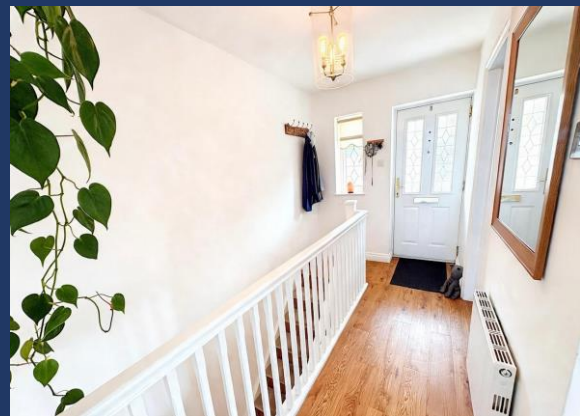


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	73	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PASSIONATE
ABOUT
Property
SINCE 1982