



FREEHOLD

**Offers in Excess of
£220,000**



6 STATION TERRACE, CINDERFORD, GLOUCESTERSHIRE, GL14 2LD

- THREE (POTENTIALLY FOUR) BEDROOMS
- FULLY FITTED KITCHEN
- UTILITY ROOM
- DOWNSTAIRS WET ROOM & W.C.
- WITHIN WALKING DISTANCE OF TOWN CENTRE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- FAMILY BATHROOM
- OFF ROAD PARKING

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, A LARGE PERIOD SEMI-DETACHED HOUSE WITH THREE/POTENTIALLY FOUR BEDROOMS, TWO RECEPTION ROOMS, KITCHEN, BATHROOM, UTILITY, DOWNSTAIRS W.C. AND WET ROOM. ALTHOUGH REQUIRING SOME TLC, THIS PROPERTY OFFERS A FANTASTIC OPPORTUNITY AT THE CURRENT ASKING PRICE.

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 Porch: Archway and part tiled walls.

Hallway: 18' 11" x 5' 0" (5.76m x 1.52m), Entered via double glazed door, radiator, stairs to first floor, under-stairs storage area.

Living Room: 15' 6" x 11' 10" (4.72m x 3.60m), Radiator, French doors to front aspect.



Study: 10' 10" x 6' 9" (3.30m x 2.06m), Radiator, door to rear.

Dining Room: 12' 1" x 9' 11" (3.68m x 3.02m), Tiled floor, window to side.

Kitchen: 11' 3" x 10' 6" (3.43m x 3.20m), Fitted at wall and base level providing ample worktop and storage space, sink unit, electric oven with gas hob and extractor hood, space for fridge, dishwasher and washing machine, tiled floor door and window to side.

Utility room: 7' 5" x 6' 10" (2.26m x 2.08m), Wall mounted gas boiler (fitted September 2024) providing central heating and domestic hot water, access to loft, fitted cupboard, window to rear.



Wet Room: 6' 5" x 2' 2" (1.95m x 0.66m),
Shower, W.C., tiled walls, window to side.

From Hall, stairs to -

First Floor Landing: Radiator.

Bedroom One: 16' 2" x 11' 1" (4.92m x 3.38m),
Radiator, two windows to front.

Bedroom Two: 11' 0" x 10' 9" (3.35m x 3.27m),
Radiator, window to rear.

Bedroom Three: 9' 11" x 7' 4" (3.02m x 2.23m),
Radiator, window to side.

Family Bathroom: Three piece suite comprising bath with shower over, W.C., vanity wash hand basin, part tiled walls, radiator, window to side.

Outside: A shared driveway provides off road parking. A gate gives pedestrian access to the front of the property which has lawned area, mature shrubs and trees, steps lead up to the front door. To the rear is a private courtyard with gated access to a lane.

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

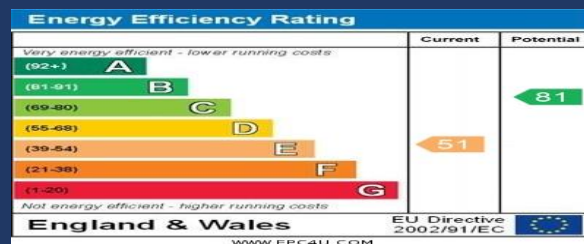


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033



Ground Floor First Floor



PASSIONATE
ABOUT
Property
SINCE 1982