



**FREEHOLD**

**£175,000**



## **6 CAUSEWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BY**

- TWO/THREE BEDROOMS
- GARDEN ROOM
- BATHROOM
- GAS CENTRAL HEATING
- GOOD SIZED GARDENS

- TWO RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- GARAGE & OFF ROAD PARKING

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## 6 CAUSEWAY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2BY

**THIS CHARMING MID-TERRACED COTTAGE OFFERS PLENTY OF POTENTIAL, WITH THE BENEFIT OF GOOD-SIZED GARDENS, A GARAGE, AND OFF-ROAD PARKING. THE PROPERTY REQUIRES SOME UPDATING AND MODERNISATION,**

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, 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 -

**Hall:** Window to front.

**Cloakroom:** Gas boiler for central heating and domestic hot water, radiator, wash hand basin, W.C.,

Agents Note: Potential for shower.

**Downstairs Bedroom:** 10' 6" x 6' 6" (3.20m x 1.98m), Window, radiator.

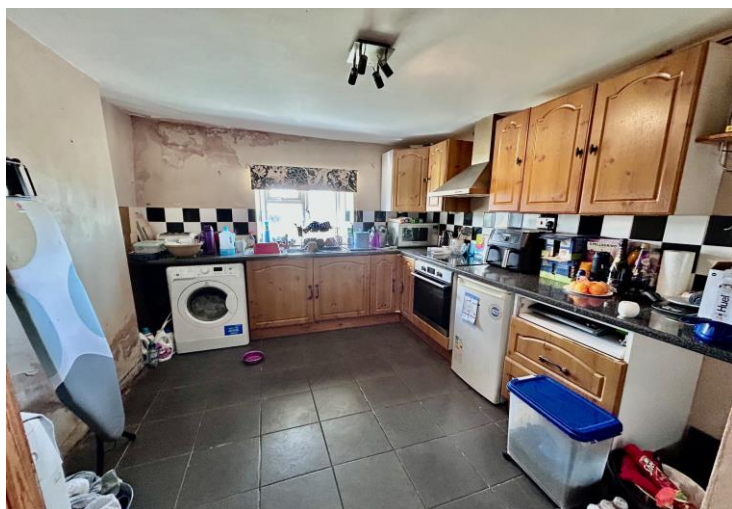
**Dining Room:** 13' 2" x 7' 2" (4.01m x 2.18m), Three windows to front, radiator. Leading through to -



**Kitchen:** 11' 3" x 10' 3" (3.43m x 3.12m), Window to rear, sink unit, wall and base level units providing worktop and storage space, fitted oven and hob with hood over, tiled splash-backs, radiator, plumbing for automatic washing machine.

**Lounge:** 17' 7" x 10' 6" (5.36m x 3.20m), Attractive stone fireplace with wood-burning stove, two windows to rear, radiator, beamed ceiling, stairs off. Glazed leading to -

**Garden Room:** 9' 6" x 4' 6" (2.89m x 1.37m), French doors and glazed side panels to garden.



From the lounge, first floor stairs to -

**Landing:** Two windows to front.

**Bedroom One:** 13' 9" x 10' 8" (4.19m x 3.25m),  
Two windows to rear, beamed ceiling,  
radiator, window to front, built-in wardrobes.

**Bedroom Two:** 10' 0" x 8' 2" (3.05m x 2.49m),  
Window to rear, radiator.

**Bathroom:** Corner bath, W.C., wash hand  
basin, tiled splash-backs, loft access, window  
to rear, radiator.

**Outside:** There is single attached garage.  
Gardens consist of large patio area, lawned  
area and large parking area with ample room  
for caravan/boat, etc.

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



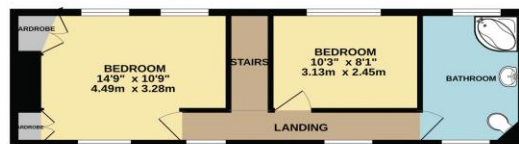
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.6 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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ABOUT  
*Property*  
SINCE 1982