



**FREEHOLD**

**£200,000**



**6 COLLIERS FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14  
2SW**

- THREE BEDROOMS
- KITCHEN/DINER
- FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING
- LOUNGE
- DOWNSTAIRS W.C.
- GARDENS

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## 6 COLLIERS FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14 2SW

### KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS MODERN COTTAGE STYLE THREE BEDROOM MID-TERRACE HOUSE IN A POPULAR DEVELOPMENT WITHIN THE TOWN OF CINDERFORD. THE PROPERTY HAS GAS CENTRAL HEATING, PRIVATE GARDENS AND A GARAGE.

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.

Composite front door to -

**Entrance Hall:** Laminate flooring, stairs off, under-stairs storage cupboard, radiator.

**Lounge:** 16' 3" x 9' 8" (4.95m x 2.94m), Two windows, laminate flooring, two radiators.

**Kitchen/Diner:** 16' 4" x 7' 11" (4.97m x 2.41m), Fitted units at wall and base level providing worktop and storage space, tiled splash-backs, plumbing and space for washing machine, and dishwasher, integrated Zanussi electric oven and Neff gas hob with extractor over, tiled flooring, radiator, window to front and patio doors to rear garden.



**Downstairs W.C.:** Two piece suite comprising W.C. and vanity wash hand basin, radiator, obscure glass window to rear, laminate flooring.

**First Floor Landing:** Access to loft, radiator, airing cupboard housing gas boiler for central heating and domestic hot water.

**Bedroom One:** 9' 2" x 9' 10" (2.79m x 2.99m), Window to front, two double wardrobes, radiator.

**Bedroom Two:** 9' 10" x 7' 11" (2.99m x 2.41m), Window to front, radiator.



**Bedroom Three: 7' 10" x 6' 4" (2.39m x 1.93m),**  
Window to rear, radiator.

**Bathroom: 9' 0" x 5' 0" (2.74m x 1.52m),** Three piece suite comprising low level W.C., pedestal wash hand basin, large shower enclosure with glazed screen, window to rear, radiator, extractor.

**Outside:** Gated pedestrian access to the front garden with steps leading up to the front door. The garden is laid to lawn, has an outside tap and wooden picket fence boundaries. The private rear garden is well maintained with patio area, lawned area an ornamental slate borders, rear gate leads to the garage and off road parking.

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

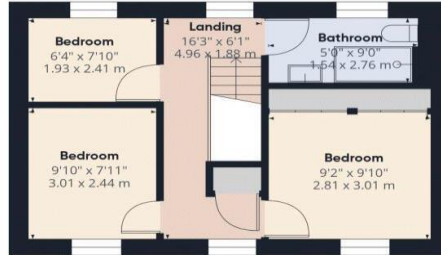


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**



Floor 0 Building 1



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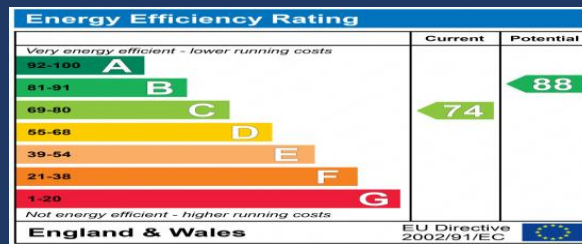


Approximate total area<sup>1)</sup>  
751 ft<sup>2</sup>  
69.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982