



FREEHOLD

£239,950



## 1 CINDERS CRESCENT, CINDERFORD, GLOUCESTERSHIRE, GL14 2GB

- THREE BEDROOMS - EN-SUITE TO MASTER
- ENCLOSED GARDEN
- WOODLAND BEYOND
- DOWNSTAIRS W.C.
- CLOSE TO LOCAL AMENITIES
- OFF-ROAD PARKING
- LIGHT AND MODERN ACCOMMODATION
- GAS CENTRAL HEATING

# 1 CINDERS CRESCENT, CINDERFORD, GLOUCESTERSHIRE, GL14 2GB

**A LIGHT AND MODERN THREE-STOREY THREE BEDROOM SEMI-DETACHED PROPERTY OFFERING OFF-ROAD PARKING, ENCLOSED REAR GARDEN AND WOODLAND VIEWS, SITUATED IN A SEMI-RUARAL LOCATION CLOSE TO LOCAL AMENITIES. OFFERED WITH NO ONWARD CHAIN.**

The market town Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

A wider range of facilities are 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.

**Entrance Hall:** Tiled flooring, radiator, wall mounted heating controls, access through to lounge, stairs leading up to first floor.

**Lounge: 12' 4" x 10' 1" (3.76m x 3.07m),** Tiled flooring, under-stairs storage, radiator, window to front aspect, access through to inner hallway.

**Hall:** Storage cupboard, space for tumble dryer, access to cloakroom and kitchen.

**Cloakroom:** W.C., wash-hand basin, tiled splash-backs, radiator, extractor fan, tiled flooring.



**Kitchen/Diner: 13' 4" x 7' 11" (4.06m x 2.41m),** Fitted units at eye and base level with worktop space, stainless steel sink unit with mixer tap and drainer, integrated double oven, four ring gas hob with extractor hood above, integrated fridge freezer and dishwasher, space and plumbing for washing machine/dryer, tiled flooring, radiator, space for dining table and chairs, window to rear aspect, double doors providing access out to rear garden.



## First Floor:

**Landing:** Radiator, storage cupboard, access through to bedrooms two and three and bathroom, stairs leading up to second floor.

**Bathroom:** Bath with shower attachment and mixer taps, W.C., wash hand basin, part tiled walls, extractor fan, heated towel rail.

**Bedroom Three:** 8' 7" x 6' 3" (2.61m x 1.90m), Radiator, window to front aspect with views towards woodland.

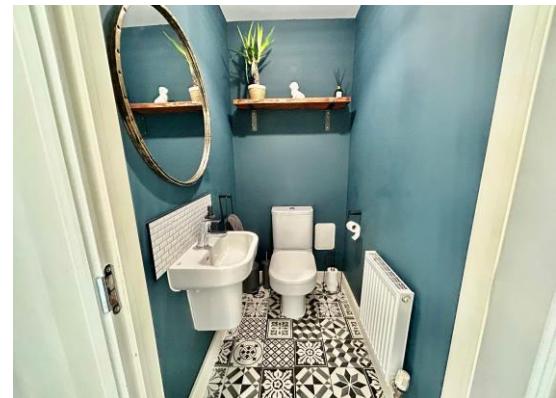
## Second Floor:

**Bedroom One:** 13' 5" x 13' 3" (4.09m x 4.04m), Built-in Storage cupboard, radiator, velux roof light, access to loft space, access to dressing room (which houses gas boiler for central heating and domestic hot water), access to en-suite.

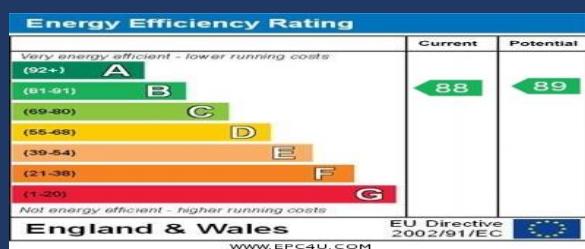
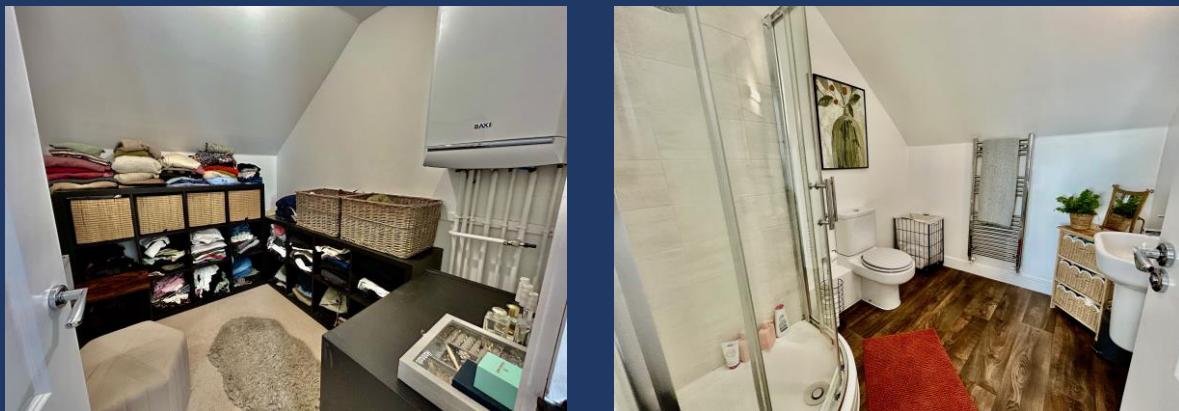
**En-suite:** Shower enclosure with electric shower, W.C., wash-hand basin, tiled splash-backs, extractor fan, heated towel rail.

**Outside:** To the front of the property, the garden is low maintenance and laid to gravel with a paved pathway leading to the entrance. To the rear, the garden is mainly laid to Astroturf with a separate patio and gravelled seating area providing excellent outdoor entertainment space. There is a wooden bin store and shed for outdoor storage and there is agate which leads to ample off road parking. Please note: there is outside lighting and water supply.

**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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