



**FREEHOLD**

**£275,000**



## **95 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BH**

- **THREE BEDROOMS**
- **GENEROUS LIVING ACCOMMODATION**
- **TWO BOARDED ATTICS WITH GOOD HEADROOM AND PULL DOWN STEPS**
- **FAR REACHING VIEWS**
- **POTENTIAL FOR CONVERSION TO SELF CONTAINED FLATS (SUBJECT TO NECESSARY CONSENTS)**
- **TWO RECEPTION ROOMS**
- **LARGE GARDEN & AMPLE OFF ROAD PARKING**
- **WITHIN WALKING DISTANCE OF THE TOWN**
- **IDEAL FOR MULTI-GENERATIONAL LIVING**
- **NO ONWARD CHAIN**

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# 95 BELLE VUE ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BH

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS SPACIOUS AND CHARACTERFUL, THREE BEDROOM SEMI-DETACHED TOWN HOUSE IN AN ELEVATED POSITION WITH EXCEPTIONAL VIEWS, LARGE GARDENS AND AMPLE OFF ROAD PARKING, IDEAL FOR MULTI-GENERATIONAL LIVING. - NO ONWARD CHAIN**

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.

Entrance door to -

**Entrance Porch:** Glazed, door to -

**Living Room: 25' 2" x 11' 9" (7.68m x 3.59m),** Spacious room with windows to front and rear, radiator, fireplace, wood floor.

Door to rear hall, off which is the bathroom and stairs to lower ground floor.



**Bathroom:** Contemporary style three piece suite, shower cubicle, radiator, windows to rear and side, tongue and groove panelling.

From the living room, stairs to -

**First Floor Landing:**

**Bedroom One: 11' 9" x 11' 7" (3.58m x 3.54m),** Windows to front, radiator.



**Bedroom Two: 12' 1" x 8' 10" (3.69m x 2.68m),**  
Window to rear with views, radiator.

From the rear hall there are stairs down to -

#### **Lower Ground Floor:**

**Kitchen: 13' 5" x 8' 4" (4.09m x 2.54m),** Fitted at wall and base level providing ample storage and worktop space, fitted oven and hob with extractor over, French sink, Metro tiled splash-backs, window to side, access to -

**Rear Hall:** Walk-in cupboard, door to outside.

**Utility Room: 7' 2" x 6' 11" (2.19m x 2.11m),** Sink unit, plumbing for automatic washing machine, radiator.

**W.C.:** W.C., window, radiator, boiler cupboard with gas boiler providing central heating and domestic hot water.

**Lounge: 12' 3" x 11' 3" (3.73m x 3.44m),** Two windows to front, radiator.

**Dining Room: 11' 5" x 11' 4" (3.47m x 3.46m),** Beamed ceiling, radiator, exposed stone wall.

**Bedroom Three: 13' 5" x 10' 4" (4.09m x 3.14m),**  
Window to side, radiator.

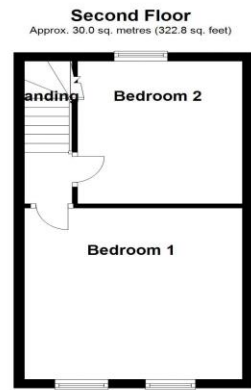
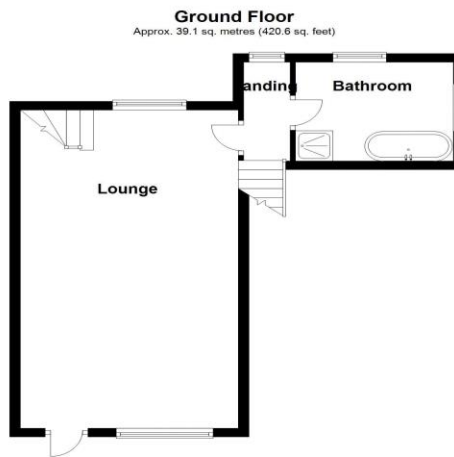
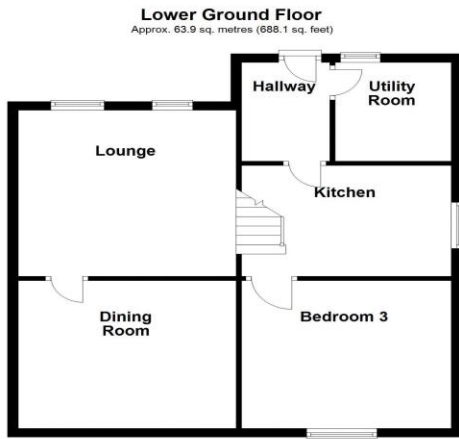
**Outside:** To the front is a large gravelled area with room for at least four vehicles (room to build a garage, self contained annexe or even a separate property (subject to planning permission), steps lead to front door. The rear has good size south west facing gardens with large patio, lawned areas and herbaceous borders.

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

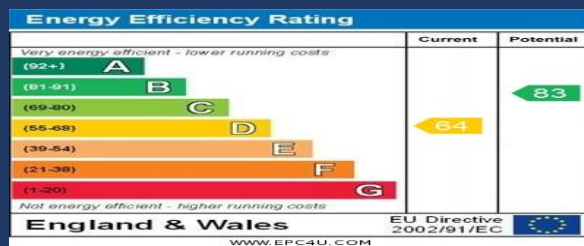


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**



Total area: approx. 133.0 sq. metres (1431.5 sq. feet)



**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982