



**FREEHOLD**

**Offers in the Region Of  
£299,950**



**ROSEDALE, 6, VICTORIA STREET, CINDERFORD,  
GLOUCESTERSHIRE, GL14 2HE**

- DETACHED COTTAGE
- GAS CENTRAL HEATING
- GARDEN ROOM
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- LARGE LOUNGE
- GOOD SIZED GARDENS
- VIEWS

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# ROSEDALE, 6, VICTORIA STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2HE

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, FOR THE FIRST TIME IN 120 YEARS, WHAT IS POSSIBLY ONE OF THE ORIGINAL DWELLINGS IN CINDERFORD, DATING BACK TO THE EARLY 1800'S, AN ATTRACTIVE COTTAGE WITH LARGE GARDENS AND AMPLE OFF ROAD PARKING.

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:** Quarry tiled floor, door to -

**Lounge:** 22' 4" x 10' 6" (6.8m x 3.2m), Two windows, stone fireplace, two radiators.

**Kitchen:** 22' 4" x 7' 10" (6.8m x 2.39m), Fitted at wall and base level, sink unit, double oven, hob with hood over, two windows to rear, radiator, tiled splash-backs.



**Garden Room:** 18' 6" x 6' 6" (5.65m x 1.97m), Radiator, window to side, fitted cupboard, door to side, gas boiler for central heating and domestic hot water, downstairs.

**Downstairs W.C.:** W.C.,

**Landing:** Built in cupboard.

**Bedroom One:** 11' 6" x 10' 10" (3.5m x 3.3m), Window to front with views, radiator, fitted wardrobes with vanity mirror inset.



**Bedroom Two: 11' 6" x 9' 6" (3.5m x 2.9m),**  
Window with views, radiator.

**Bedroom Three: 9' 10" max. x 8' 2" (3m x 2.5m),**  
Windows to rear, loft access.

**Bathroom:** Three piece suite, windows to side and rear, shower cubicle with Mira shower, radiator.

**Outside:** The gardens are mainly to the front with lawned areas, mature shrubs and trees, hedged boundaries. There is side vehicular access off Prospect Road and paved driveway with stone outbuilding (12' 0" x 9' 0" (3.65m x 2.74m), large carport.

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

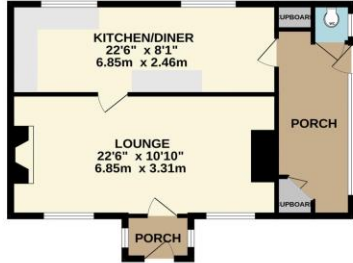
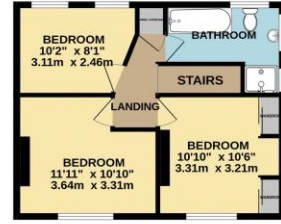
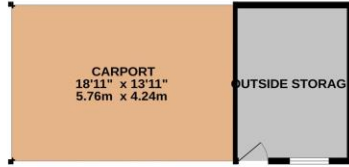


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

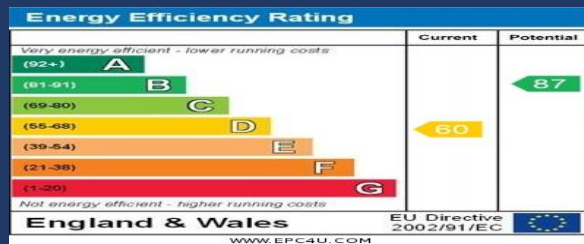
GROUND FLOOR  
947 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA - 1364 sq.ft. (126.7 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