



FREEHOLD

£175,000



**35 LATIMER ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2PZ**

- THREE BEDROOMS
- GAS CENTRAL HEATING
- KITCHEN/DINER

- LARGE LIVING ROOM
- GARDENS
- BATHROOM

www.kjtresidential.co.uk

35 LATIMER ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2PZ

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS SPACIOUS THREE BEDROOMED TERRACED HOUSE REQUIRING UPDATING AND MODERNISATION BUT PROVIDING A WEALTH OF ACCOMMODATION AT AN ENTRY LEVEL PRICE. IDEAL AS AN INVESTMENT OR FIRST TIME PROJECT.

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 is 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 porch with door to house and door to -

Store: 6' 11" x 6' 7" (2.1m x 2m), This area could be included into the kitchen/dining room and has power & light.

Kitchen/Diner: 14' 9" x 8' 6" (4.5m x 2.6m), Sink unit, gas boiler providing central heating and domestic hot water, radiator, door and window to rear, built-in cupboard.

Living Room: 18' 1" x 9' 2" (5.5m x 2.8m), Fireplace with gas fire, two radiators, windows to front and rear.



First floor stairs to -

Landing: Window to rear, built-in cupboard.

Bedroom One: 12' 2" x 10' 10" (3.7m x 3.3m), Window to front with views, radiator, built-in cupboard.

Bedroom Two: 9' 10" x 8' 10" (3m x 2.7m), Window to front with views, radiator, built-in cupboard.



Bedroom Three: 8' 6" x 6' 11" (2.6m x 2.1m),
Window to rear, radiator, built-in cupboard.

Bathroom: Three piece suite, radiator, two windows to rear.

Outside: The property is approached via a footpath off Latimer Road. The front garden is mainly laid to grass, the large rear garden is also mainly laid to grass.

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



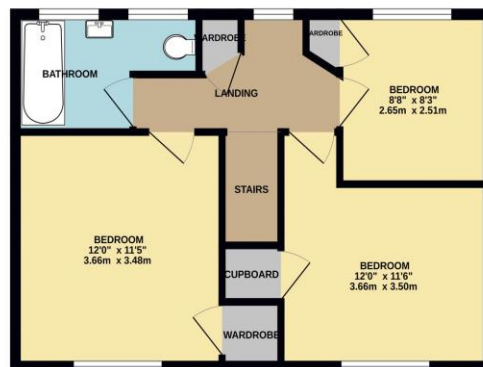
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

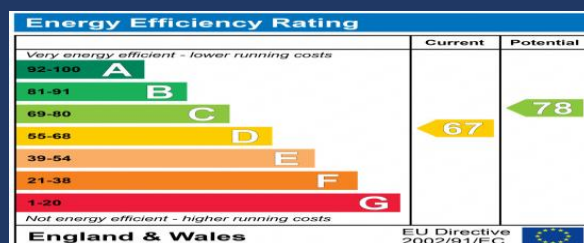


1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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PASSIONATE
ABOUT
Property
SINCE 1982