



FREEHOLD

£180,000



95 HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2TB

- TWO DOUBLE BEDROOMS
- LOUNGE
- GAS CENTRAL HEATING
- OFF ROAD PARKING

- LARGE KITCHEN/DINER
- BATHROOM
- DOUBLE GLAZING
- IDEAL FIRST TIME BUY

www.kjtresidential.co.uk

95 HIGH STREET, CINDERFORD, GLOUCESTERSHIRE, GL14 2TB

A SPACIOUS TWO-BEDROOM COTTAGE FEATURING TWO GENEROUS DOUBLE BEDROOMS, PRIVATE GARDENS, AND OFF-ROAD PARKING. THE PROPERTY BOASTS A LARGE KITCHEN/DINER, IDEAL FOR FAMILY LIVING AND ENTERTAINING, AND IS CONVENIENTLY LOCATED WITH EASY ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS.

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.

Front door into -

Lounge: 10' 10" x 10' 10" (3.3m x 3.3m), Display fireplace, window to front, radiator.

Kitchen/Dining Room: 20' 8" x 10' 10" (6.3m x 3.3m), Fitted at wall and base level providing worktop and storage space, fitted oven and hob with hood over, sink unit, plumbing for automatic washing machine, part tiled floor, window and door to rear.

First floor stairs to -



Landing: Access to loft.

Bedroom One: 11' 2" x 11' 0" (3.4m x 3.36m), Window to front, radiator.

Bedroom Two: 13' 1" x 10' 2" (4m x 3.1m) - max., Window to rear, radiator.

Bathroom: 9' 6" x 4' 7" (2.9m x 1.4m), Panelled bath with over-bath shower, vanity wash hand basin, W.C. and bidet, tiled floor and walls, window to side, towel rail radiator.

Outside: The front garden is gravelled for easy maintenance. The charming rear garden has herbaceous borders, two garden sheds, lawned area and steps to large three car parking area.

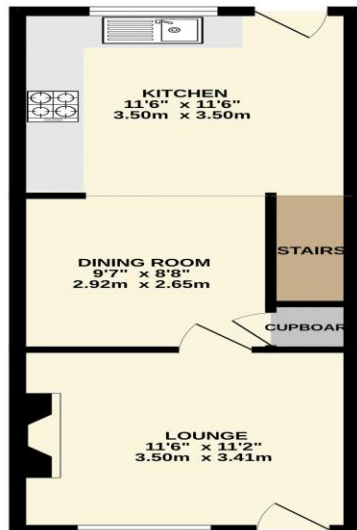
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



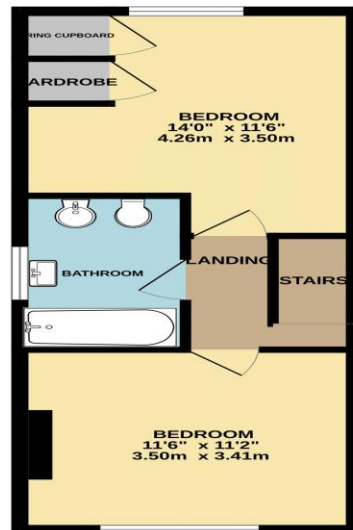
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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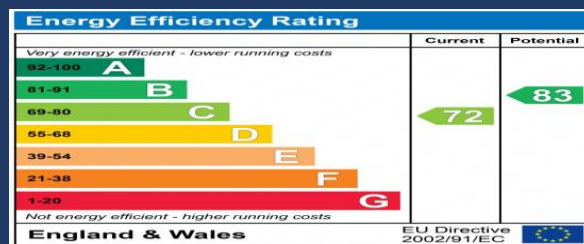
GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 a guide only 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