



**LEASEHOLD**

**£99,950**



**7 HODGES WAY, CINDERFORD, GLOUCESTERSHIRE, GL14 2ES**

- TWO BEDROOMS
- KITCHEN
- GARDEN
- OFF ROAD PARKING
- CLOSE TO WOODLAND WALKS
- LOUNGE
- BATHROOM
- MAINS GAS CENTRAL HEATING
- QUIET CUL-DE-SAC LOCATION

**[www.kjtresidential.co.uk](http://www.kjtresidential.co.uk)**

## 7 HODGES WAY, CINDERFORD, GLOUCESTERSHIRE, GL14 2ES

**KJT RESIDENTIAL ARE PLEASED TO BRING TO THE MARKET, A SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT WITH ADDED BENEFITS OF A GARDEN, PARKING AND MAINS GAS CENTRAL HEATING, SITUATED ON THE EDGE OF CINDERFORD AND CLOSE TO WOODLAND WALKS AND NEAR TO THE TOWN'S MAIN COMMERCIAL AREA.**

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 -

**Hall:** Built-in cupboard with gas boiler providing central heating and domestic hot water.

**Lounge:** 14' 5" max. x 12' 5" (4.4m max. x 3.78m), Window to front, two radiators.

**Kitchen:** 7' 10" x 10' 6" (2.4m x 3.2m), Fitted at wall and base level, radiator, sink unit, oven, hob with hood, window to front.



**Bedroom One:** 10' 10" x 10' 6" (3.3m x 3.2m), Window to rear, radiator.

**Bedroom Two:** 7' 7" x 6' 3" (2.3m x 1.9m), Window to rear, radiator.

**Bathroom:** Three piece suite, window to rear, radiator, tiled splash backs.

**Outside:** Parking to front elevation, garden to rear.



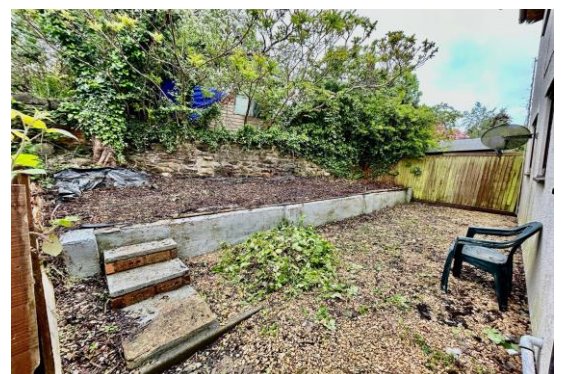
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.

**Services:**

Leasehold - 999 years from 1st August 1991.

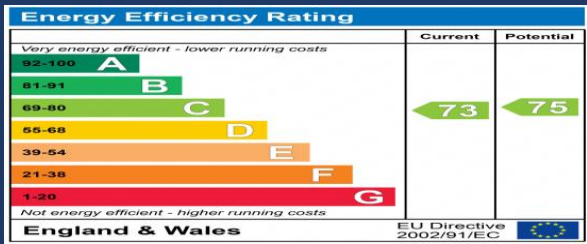
Ground rent - £12.00 per annum.

Management - to be advised.



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**



**PASSIONATE**  
**ABOUT**  
*Property*  
**SINCE 1982**