



**FREEHOLD**

**£165,000**



**9 BEECH WAY, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE,  
GL14 3PD**

- **THREE BEDROOMS**
- **KITCHEN/DINER**
- **GAS CENTRAL HEATING**
- **LARGE LOUNGE**
- **BATHROOM**
- **IDEAL FIRST TIME BUY OR INVESTMENT**

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## 9 BEECH WAY, LITTLEDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 3PD

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, A THREE BEDROOM, DORMER STYLE, SEMI-DETACHED HOME WITH LARGE LIVING ROOM AND KITCHEN/DINER, SITUATED IN A POPULAR VILLAGE LOCATION. ALTHOUGH REQUIRING REFURBISHMENT, THE PROPERTY COULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approximately 14 miles away.

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.

Canopy porch with entrance door to -

**Hall:** Radiator, under-stairs storage.

**Bathroom:** Two piece suite comprising bath and wash hand basin, tiled splash-backs, window, radiator.

**W.C.:** Low level W.C.



**Kitchen/Diner:** 14' 1" x 9' 10" (4.29m x 2.99m), Sink unit, base units, tiled splash-backs, built-in cupboards, door and window to rear.

**Lounge:** 14' 1" x 12' 6" (4.29m x 3.81m), Radiator, window to front, open fireplace.

**Landing:** Window, built-in cupboards with gas boiler providing central heating and domestic hot water.

**Bedroom One:** 14' 1" x 9' 6" (4.3m x 2.9m), Radiator, window to rear.



**Bedroom Two: 12' 6" x 11' 2" (3.81m x 3.40m),**  
Radiator, window to front.

**Bedroom Three: 9' 6" x 8' 2" (2.89m x 2.49m),**  
Radiator, window to side, built-in cupboard.

**Outside:** To the front is a lawned area, herbaceous borders and fruit trees. The rear garden has a patio and outhouse.

**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**



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

