



**FREEHOLD**

**Guide Price £199,950**



**45 COLLIERS FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14  
2SW**

- TWO BEDROOMS
- GAS CENTRAL HEATING
- LOUNGE
- DOUBLE GLAZING
- FITTED KITCHEN
- GARAGE
- BATHROOM & DOWNSTAIRS W.C.
- OFF ROAD PARKING

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# 45 COLLIERS FIELD, CINDERFORD, GLOUCESTERSHIRE, GL14 2SW

## AN IMMACULATELY MAINTAINED AND WELL PRESENTED TWO BEDROOM END TERRACED HOUSE IN A POPULAR AND SOUGHT AFTER LOCATION.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, 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 -

**Downstairs W.C.:** Comprising W.C., wash hand basin, tiled splash backs, radiator, window, tiled floor.

**Kitchen: 11' 8" x 6' 2" (3.55m x 1.88m),** Fitted at wall and base level providing worktop and storage space, gas hob with electric oven below and hood over, sink unit, plumbing for automatic washing machine, window to front, tiled splash backs, tiling to floor, radiator.

**Lounge: 13' 0" x 12' 0" (3.96m x 3.65m),** French doors to garden, window to rear, radiator, built-in cupboard.

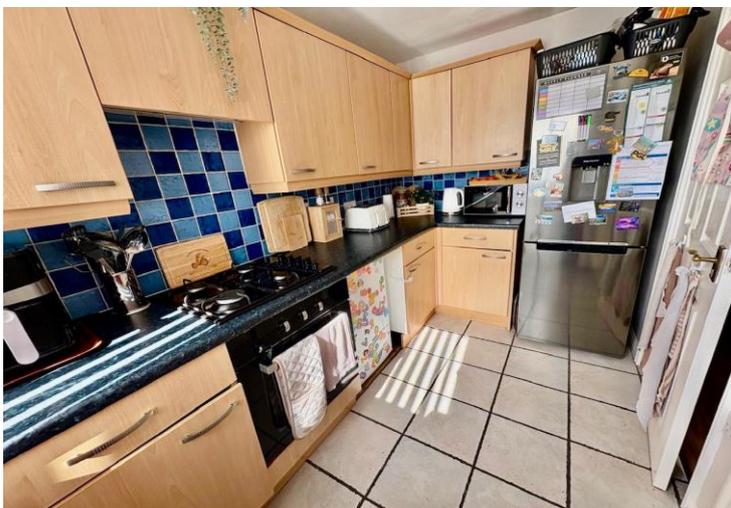


**First Floor Landing:** Off which is -

**Bedroom One: 12' 10" x 11' 5" (3.91m x 3.48m),** Two windows to front, radiator, built-in cupboard with gas boiler for central heating and domestic hot water.

**Bedroom Two: 12' 9" x 6' 4" (3.88m x 1.93m),** Window to rear, radiator.

**Bathroom:** Three piece suite comprising panelled bath with over-bath shower and screen, vanity wash hand basin, W.C., tiled splash backs, window, radiator.



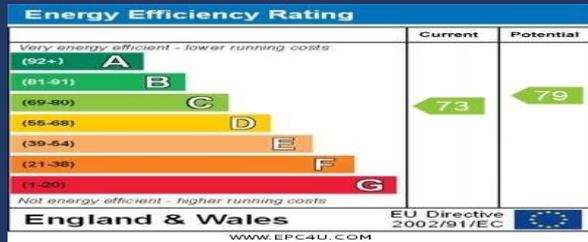
**Outside:** Gavelled gardens to front, easy maintained gardens to rear, garage en-block.

**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**



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