



FREEHOLD

£237,995



15 ELMDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 2LP

- THREE GOOD SIZE BEDROOMS (ONE WITH FITTED DOUBLE SHOWER)
- LOUNGE
- GAS CENTRAL HEATING

- KITCHEN/DINER
- FAMILY BATHROOM
- PRIVATE GARDENS
- NO ONWARD CHAIN

www.kjtresidential.co.uk

15 ELMDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 2LP

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED HOME OFFERING STYLISH LIVING IN A POPULAR RESIDENTIAL LOCATION. THE PROPERTY HAS BEEN TASTEFULLY DECORATED THROUGHOUT IN NEUTRAL TONES, COMBINING CONTEMPORARY FINISHES WITH PRACTICAL DESIGN. TO THE REAR, THE OPEN PLAN KITCHEN AND DINING AREA IS THE HEART OF THE HOME. UPSTAIRS YOU WILL FIND THREE WELL-PROPORTIONED BEDROOMS AND FAMILY BATHROOM. THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.

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 with glazed side panel to -

Hall: Radiator, under-stairs storage area.

Lounge: 4' 0" x 3' 6" (1.22m x 1.07m), Patio doors to front, radiator.

Kitchen/Diner: 18' 4" x 11' 6" (5.6m x 3.5m), Fitted at wall and base level, double oven, plumbing for washing machine, radiator, storage recess, larder cupboard, sink unit, ceramic hob, dishwasher.



Rear Hall:

Landing: Access to loft, airing cupboard.

Bedroom One: 13' 1" x 9' 10" (4m x 3m), Access to loft, airing cupboard, fitted wardrobes, chest of drawers, bedside cupboard, window to front, radiator.

Bedroom Two: 11' 10" x 11' 10" (3.6m x 3.6m), Fitted wardrobes, window to rear, radiator, fitted double shower, electric towel rail radiator.



Bedroom Three: 9' 2" x 8' 2" (2.8m x 2.5m),
Window to front, radiator, built-in cupboard

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

Outside: To the front is a patio area, attractive herbaceous borders. The rear garden has a lawned area, herbaceous borders, patio, garden shed, outhouse.

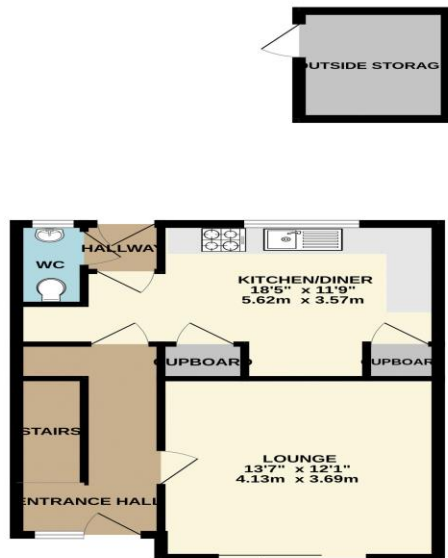
Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



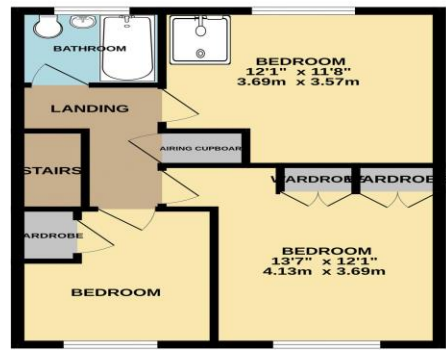
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

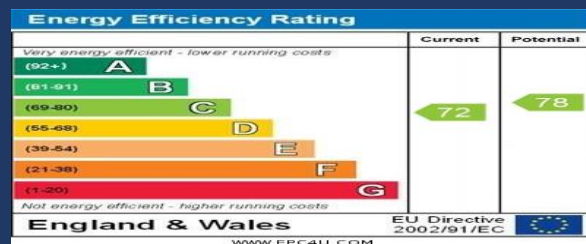


1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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.
Made with Netplan 25025



PASSIONATE
ABOUT
Property
SINCE 1982