



FREEHOLD

£219,995



24 CEDARDEAN, CINDERFORD, GLOUCESTERSHIRE, GL14 2XW

- IMMACULATELY PRESENTED THROUGHOUT
- COLSY LIVING ROOM
- FAMILY BATHROOM
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- AMPLE OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- IMMACULATE MODERN KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- GREAT SIZED GARDENS
- CONVENIENT LOCATION

www.kjtresidential.co.uk

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SITUATED IN A QUIET ROAD ON THE EDGE OF THE TOWN, KJT RESIDENTIAL ARE DELIGHTED TO OFFER THIS DELIGHTFUL, MUCH LOVED, SEMI-DETACHED HOUSE. THE PROPERTY IS IN IMMACULATE CONDITION THROUGHOUT AND BENEFITS FROM AMPLE OFF ROAD PARKING AND GENEROUS SIZED GARDENS.

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.

Half glazed UPVC front door to -

Entrance Hall: Light, airy and welcoming with under-stairs space for storage, coloured wood effect floor, store cupboard, radiator, door to rear.

Cloakroom: Suite comprising sink unit, low level W.C., radiator, window.

Kitchen: 12' 5" x 9' 5" (3.78m x 2.86m), Modern fitted kitchen with a range of white base and wall units and drawers with contrasting black worktops with matching upstands, stainless steel sink unit with mixer tap, plumbing for automatic dishwasher, fitted oven with gas hob over, wall mounted gas Worcester boiler providing central heating and domestic hot water, tiled effect floor, space for seating, picture window to front, radiator.



Lounge: 13' 4" x 12' 2" (4.07m x 3.72m), Picture window overlooks the rear gardens, allowing the light to flood in, coloured wood effect floor, radiator, T.V. point.

From hall, stairs to -

First Floor Landing: (Note, there is a window half way up), Airing cupboard, access to loft, window to side.

Bedroom One: 19' 8" x 9' 11" (5.99m x 3.02m), Great sized room with the possibility of turning into a double room and smaller room, laminate floor, two windows overlook the garden, radiator.



Bedroom Two: 11' 7" x 11' 2" (3.54m x 3.41m),
Picture window to front, radiator.

Bathroom: Newly fitted suite comprising panelled bath with shower over, low level W.C., sink with vanity unit under for storage, radiator, tiled floor, window with opaque glass.

Outside: Double gates lead to a driveway where there is room to park up to three cars. There is a neat lawn and a pea gravel area with a patio providing a seating area. Pedestrian access via a gate leads to the rear gardens. There is a great, generous sized lawn with a path that leads to the top of the garden where there is a patio, perfect for a seating area, providing outdoor entertaining. The garden is made private with fence and hedge boundaries.

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