



**FREEHOLD**

**£175,000**



## **18 STEAM MILLS, CINDERFORD, GLOUCESTERSHIRE, GL14 3JD**

- TWO DOUBLE BEDROOMS
- KITCHEN OPENING ONTO SECOND RECEPTION
- SHOWER ROOM
- DOUBLE GLAZING
- OFF ROAD PARKING
- LARGE LOUNGE/DINER
- UTILITY/STORE ROOM
- GAS CENTRAL HEATING
- GREAT SIZED GARDEN
- NO ONWARD CHAIN

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# 18 STEAM MILLS, CINDERFORD, GLOUCESTERSHIRE, GL14 3JD

**FIRST TIME TO THE MARKET IN OVER 70 YEARS, WE ARE DELIGHTED TO OFFER THIS MUCH LOVED FAMILY HOME. THE PROPERTY NEEDS SOME UPDATING BUT WOULD MAKE A PERFECT HOME FOR FIRST TIME BUYERS LOOKING TO MAKE THEIR MARK ON A PROPERTY WITHOUT HAVING TO COMPLETELY RENOVATE. THE PROPERTY HAS SO MUCH TO OFFER AND IS ARRANGED OVER THREE FLOORS.**

Steam Mills has a primary school and is near to the Forest of Dean Campus, with access into the Forest on your doorstep. Situated on the outskirts of the market town of Cinderford which offers a range of amenities to include shops, post office, supermarket, 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.

UPVC front door to -

**Lounge/Diner: 24' 5" x 12' 1" (7.44m x 3.68m),** Windows to front and rear (with lovely outlook to rear), two fireplaces (potential for log burners), two radiators, cupboard.

Stairs to -

**First Floor Landing:**



**Bedroom One: 11' 11" x 10' 2" (3.62m x 3.11m),** Window to front, wall to wall mirrored wardrobes, radiator.

**Bedroom Two: 12' 4" x 9' 2" (3.75m x 2.8m),** Window to rear with pleasant outlook towards the woods, radiator, toilet and sink unit.

From the Lounge/Diner, steps lead down to Kitchen, opening into further reception.

**Kitchen area: 9' 6" x 7' 3" (2.9m x 2.21m),** Fitted at wall and base level providing worktop and storage space, one and a half bowl sink, fitted cooker with gas hob, space for fridge, tiled splash-backs. This opens into a great sized further -



**Sitting Room: 11' 4" x 19' 1" (3.46m x 5.82m),** Window to rear, wood effect floor, feature fireplace, radiator, beamed ceiling - off this room is a store room, ideal as use for storage/Utility/Boot Room.

From the Kitchen, door to inner lobby, cupboard housing Worcester boiler providing central heating and domestic hot water, window.

**Shower Room:** Three piece suite in white, comprising low level W.C., sink and shower cubicle, radiator, mosaic style floor, window with obscured glass.

Off the lobby is a door to -

**Outside:** Approximately 100 ft. in length, the garden has different areas - a patio for seating, a decked area and lawn. There is a timber shed and a gate leads to a hard standing providing off road parking. There is another lawn and gates lead on to Forestry Commission land. To the front of the property is a small, walled courtyard.

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



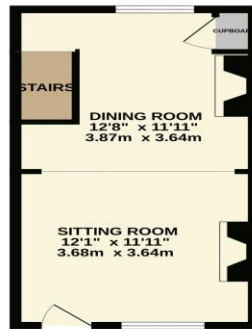
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
409 sq ft. (38.0 sq.m.) approx.



1ST FLOOR  
281 sq ft. (26.1 sq.m.) approx.



2ND FLOOR  
296 sq ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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.  
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