



FREEHOLD

£220,000



70 VALLEY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2PA

- TWO DOUBLE BEDROOMS
- LARGE LOUNGE
- DOWNSTAIRS SHOWER ROOM
- AMPLE PARKING
- FITTED KITCHEN
- GAS CENTRAL HEATING
- LARGE OUTBUILDING

www.kjtresidential.co.uk

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A SPACIOUS AND QUIRKY TWO BEDROOMED ATTACHED COTTAGE WITH LARGE LIVING ROOM, SOUTH FACING GARDEN AND OFF ROAD PARKING.

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.

Front door to -

Hall: Tiled floor.

Living Room: 23' 4" x 11' 10" (7.1m x 3.6m), Radiator, windows to rear and front, beamed ceiling.

Conservatory: 12' 2" x 9' 10" (3.7m x 3m), French doors and window to front, radiator.

Kitchen: 13' 5" x 10' 6" (4.1m x 3.2m), Fitted at wall and base level with modern units, sink unit, double oven, hob, plumbing for dish washer, window to front, tiled splash-backs, radiator.



Rear Hall: Storage recess.

Shower Room: Shower cubicle, W.C., sink unit, radiator, tiling to floor and walls, window to rear, airing cupboard with gas boiler providing central heating and domestic hot water.

Rear Hall Utility Room: Plumbing for automatic washing machine, door to rear.

Bedroom One: 11' 9" x 11' 4" (3.59m x 3.45m), Window to side, radiator, beamed ceiling.



Bedroom Two: 9' 10" x 8' 6" (3m x 2.6m), Windows to front and side, beamed ceiling, built-in cupboard, radiator.

Outside: To the front is a small courtyard. The rear garden is of a good size with ample off road parking and a workshop.

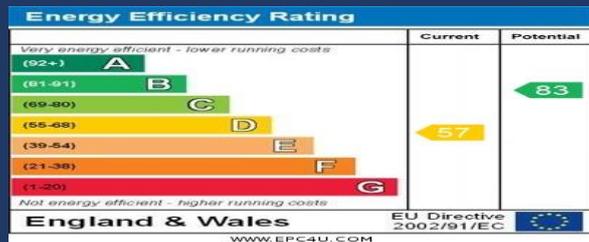
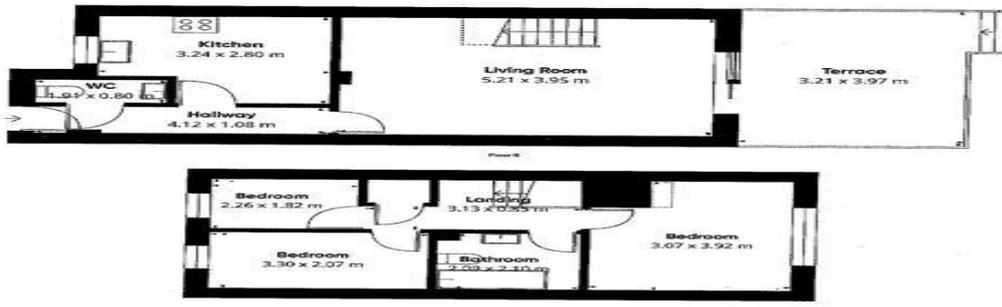
Services: , All main services connected to the property. The heating system and services where applicable have not been tested.



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

Floorplan



PASSIONATE
ABOUT
Property
SINCE 1982