



FREEHOLD

£229,950



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

- THREE BEDROOMS
- KITCHEN/DINER
- GAS CENTRAL HEATING
- GARDENS
- TIMBER FRAMED GARAGE
- LOUNGE
- BATHROOM
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- GOOD SIZED SUMMER HOUSE

**A MODERN SEMI-DETACHED HOUSE IN A SEMI-RURAL LOCATION.**

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, 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.

Canopied entrance porch with front door to -

**Hall:** Radiator, telephone point, tiled floor.

**Lounge:** 16' 4" x 12' 6" (4.97m x 3.81m), Bay window, radiators, under-stairs storage cupboard, T.V. point.

**Kitchen/Breakfast Room:** 15' 9" x 8' 7" (4.80m x 2.61m), Modern kitchen with wall & base units providing ample worktop and storage space, fitted oven with gas hob over and extractor, stainless steel sink with mixer tap, plumbing for washing machine, tiled splashbacks, wood effect flooring, radiator, window to rear, door to outside.



**Landing:** Loft access, airing cupboard, built-in cupboard, window.

**Bedroom One:** 12' 0" x 9' 3" max. (3.65m x 2.82m), Built-in wardrobes, window to front.

**Bedroom Two:** 10' 10" x 9' 3" (3.30m x 2.82m), Window with woodland views, radiator.

**Bedroom Three:** 7' 10" x 7' 0" (2.39m x 2.13m), Radiator, window.



**Bathroom:** Three piece suite in white comprising shaped bath with shower over, sink and low level W.C. inset in a vanity unit for storage, tiled walls, heated towel rail, wood effect floor, window with obscure glass.

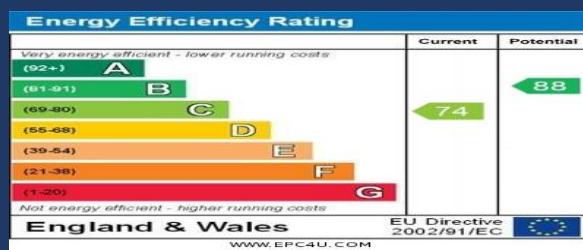


**Outside:** To the front of the property is a drive providing off road parking, leading to a timber built garage. Pedestrian access leads to the rear garden where there is a patio area for outdoor entertaining, overlooking a good sized lawn, there is a large summer house/office.

**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.



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