



FREEHOLD

£265,000



23 WELLINGTONS GROVE, CINDERFORD, GLOUCESTERSHIRE, GL14 3GB

- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- GARAGE
- FAMILY BATHROOM
- GARDENS
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- LOUNGE
- DOUBLE GLAZING
- SITUATED IN POPULAR LOCATION
BACKING ONTO WOODLAND

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SITUATED IN POPULAR WELLINGTONS GROVE, A WELL MAINTAINED THREE BEDROOMED FAMILY HOME BACKING ONTO OPEN FIELDS AND WITH A PRIVATE GARDEN.

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 Hall: Under-stairs storage cupboard, radiator.

Downstairs Cloakroom: Two piece suite, tiled splash-backs, radiator, extractor.

Lounge: 15' 2" x 10' 6" (4.62m x 3.20m), Windows to front and side, two radiators.

Kitchen/Dining Room: 15' 2" x 8' 0" (4.62m x 2.44m), Kitchen area is well fitted at wall and base level providing ample worktop and storage space, fitted oven and hob with hood over, plumbing for automatic washing machine and dishwasher, window and French doors to garden, radiator.



First Floor Landing: Built-in cupboard, radiator.

Bedroom One: 15' 2" x 9' 11" (4.62m x 3.02m) **Inclusive of En-Suite**, Bedroom area has window to rear, radiator, fitted wardrobes with mirror doors. En-Suite has shower cubicle, W.C., vanity wash hand basin, radiator, extractor, tiling to walls, window.

Bedroom Two: 10' 6" x 8' 2" (3.20m x 2.49m), Window, radiator, fitted wardrobes.

Bedroom Three: 10' 6" x 6' 9" (3.20m x 2.06m), Window, radiator.



Family Bathroom: Three piece suite, tiling to walls, radiator, extractor, fitted mirror, shaver socket and light.

Outside: There are attractive gardens to front with herbaceous borders. Path leading to side of property leads to back garden with large patio area. Steps lead to lawned area with further herbaceous borders and upper seating area taking advantage of the westerly aspect over the Forest of Dean. There is a garage with power and light and parking.

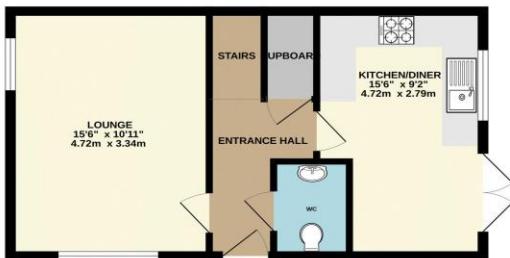
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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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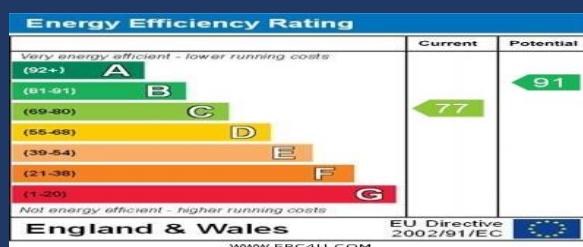
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate. No responsibility is accepted 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 operation or efficiency can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982