



**FREEHOLD**

**£199,950**



**5 PEMBROKE STREET, CINDERFORD, GLOUCESTERSHIRE, GL14  
2DG**

- CHARACTER COTTAGE
- TWO BEDROOMS
- GAS CENTRAL HEATING
- WEST FACING GARDENS

- ORIGINAL FEATURES
- BASEMENT
- DOUBLE GLAZING
- IDEAL FIRST TIME BUY

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**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE THIS WELL MAINTAINED, ORIGINAL CHARM AND CHARACTER TWO BEDROOMED, MID-TERRACED COTTAGE WITH TWO RECEPTION ROOMS AND WEST FACING GARDENS.**

The market town Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

A wider range of facilities are 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.

Door to Porch, door to -

**Hallway:** Radiator, Victorian tiled floor.

**Living Room:** 11' 6" x 10' 8" (3.50m x 3.25m), Original brick fireplace, window to front, radiator.

**Dining Room:** 14' 6" x 10' 5" (4.42m x 3.17m), Tiled fireplace, built-in storage cupboard, pitch pine floor, beamed ceiling.



**Kitchen:** 14' 4" x 5' 8" (4.37m x 1.73m), Fitted at wall and base level providing worktop and storage space, tiled splash-backs, sink unit, oven and hob with hood over, tiled floor, gas boiler for central heating and domestic hot water, two windows.

**First Floor Landing:** Access to loft,

**Bedroom One:** 15' 8" x 10' 8" (4.77m x 3.25m), Pine floor, two windows to front, radiator.

**Bedroom Two:** 10' 6" x 10' 3" (3.24m x 3.12m), Original cast iron fireplace, pine floor (painted), radiator, window to rear with views.



**Bathroom:** Three piece suite, tiling, radiator, windows to side and rear with views, over bath shower, airing cupboard.

**Outside:** To the front is a courtyard garden with railings and gated access. To the rear, steps lead down to basement (14' 2" x 5') and Outhouse/Washroom (13' 6" x 8' x 6") with Victorian copper boiler, Belfast sink unit and storage space. There is a graveled seating area, lawned area and gate giving access to lower lawn, with herbaceous borders and fenced surround. There is a ornamental pond.

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



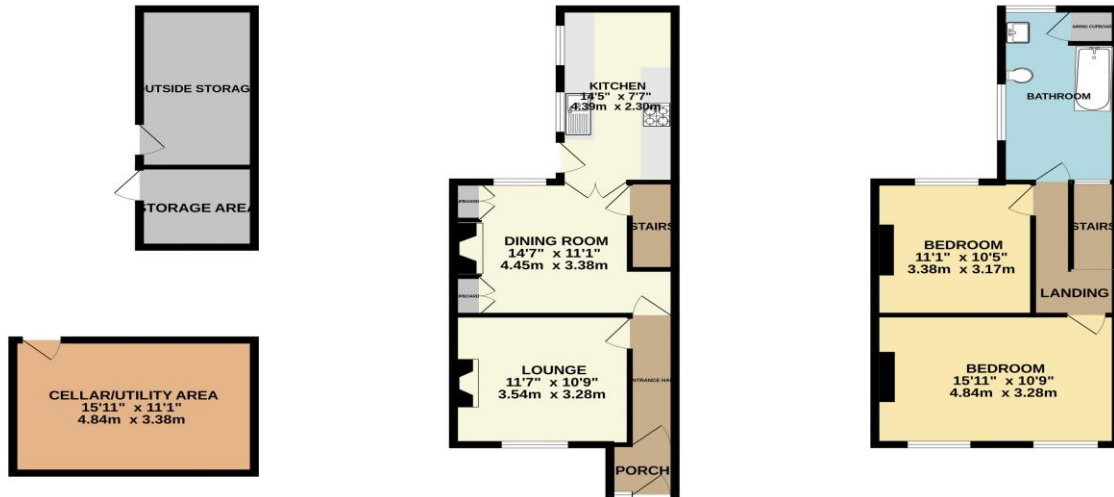
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

CELLAR AREA  
326 sq.ft. (30.3 sq.m.) approx.

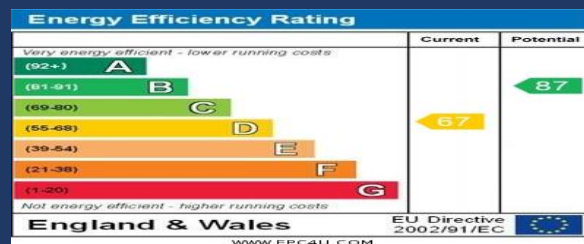
GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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