



FREEHOLD

£195,000



**47 LATIMER ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14
2PZ**

- THREE BEDROOMS
- UTILITY ROOM
- GAS CENTRAL HEATING
- POPULAR LOCATION
- KITCHEN/DINER
- DOUBLE GLAZING
- GOOD SIZED GARDENS

www.kjtresidential.co.uk

47 LATIMER ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2PZ

A SPACIOUS, END TERRACED THREE BEDROOM HOUSE, IDEAL AS A FIRST TIME BUY OR FOR INVESTMENT PURCHASE WITH GOOD SIZED GARDEN, GAS CENTRAL HEATING, DOUBLE GLAZING, KITCHEN/DINER AND UTILITY ROOM, IN A POPULAR LOCATION.

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 -

Porch: 7' 3" x 5' 2" (2.21m x 1.57m), Half glazed, built-in cupboard,

Hall: Stairs off.

Living Room: 18' 2" x 9' 3" (5.53m x 2.82m), Windows to front and rear, fireplace with gas fire, two radiators, display alcove.



Utility Room: 8' 0" x 6' 6" (2.44m x 1.98m), Window to side, worktop and wall units.

Kitchen: 15' 8" x 8' 6" (4.77m x 2.59m), Fitted at wall and base level providing worktop and storage space, sink unit, gas hob, double oven, tiled splash-back, window to rear, plumbing for automatic washing machine, radiator.

Landing: Window to rear, airing cupboard with gas boiler for central heating and domestic hot water.

Bedroom One: 12' 2" x 10' 8" (3.71m x 3.25m), Window to front with views, radiator, built-in cupboard.



Bedroom Two: 10' 2" x 8' 8" (3.10m x 2.64m),
Window to front, radiator, built-in cupboard, storage recess.

Bedroom Three: 8' 8" x 7' 2" (2.64m x 2.18m),
Window to rear, radiator, built-in cupboard.

W.C.: , W.C., window.

Bathroom: Two piece suite, radiator, tiled splash-backs, over-bath shower, radiator, window to rear.

Outside: The front garden has path to front door with side pedestrian access, grassed area, herbaceous borders and potential for off road parking. The rear garden is good sized with lawns, mature shrubs and trees, garden shed and greenhouse.

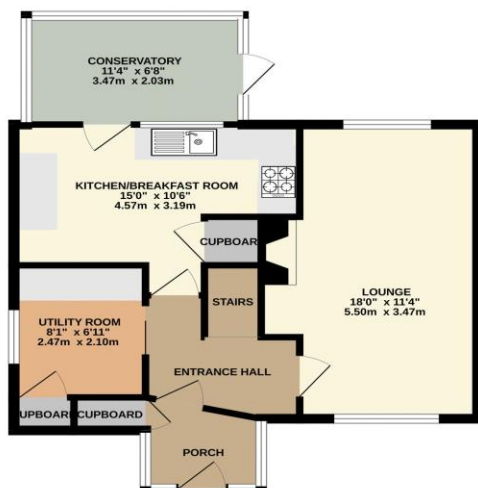
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



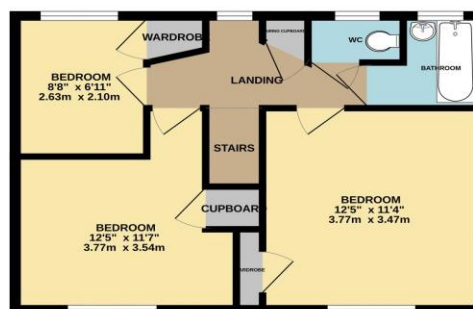
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition 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
539 sq.ft. (50.1 sq.m.) approx.



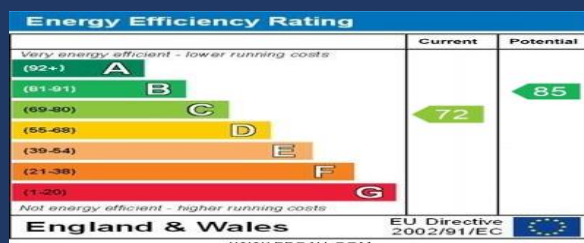
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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PASSIONATE
ABOUT
Property
SINCE 1982