



21 Church Road | Cinderford | Gloucestershire | GL14 2ED

GUIDE PRICE: £150,000



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terry**
sales & lettings



The accommodation comprises of open plan lounge/dining room with staircase to the first floor and door through to hall with stairs down to the lower ground floor and door into the bathroom. The bathroom has been well fitted with bath and separate step in shower cubicle.

To the lower ground floor is the kitchen with built in oven and dishwasher. The kitchen opens into the breakfast room/study which has a vaulted brick ceiling. From the kitchen is also a door out to the rear garden.

Leading off the first floor landing are two good sized double bedrooms.

The property has an enclosed rear garden, off-road parking for two vehicles, gas central heating and double glazing.

Situated in the market town of Cinderford which has ample shopping and leisure facilities including supermarkets, banks and a main post office. The Forest of Dean has numerous woodland walks and cycle tracks. The motorway connections from the area are excellent with the M5 and M4 both within easy reach.





Ground Floor

Lounge/Dining Room 22'4" x 12'0" (6.83m x 3.66m)
Hall
Bathroom

Lower Ground Floor

Kitchen 10'10" x 8'3" (3.31m x 2.53m)
Breakfast Room/Study 12'4" x 8'3" (3.78m x 2.53m)

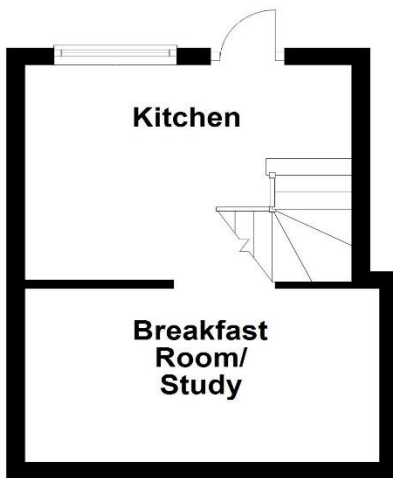
First Floor

Landing
Bedroom One 11'10" x 11'11" (3.63m x 3.65m)
Bedroom Two 10'0" x 9'1" (3.07m x 2.77m)

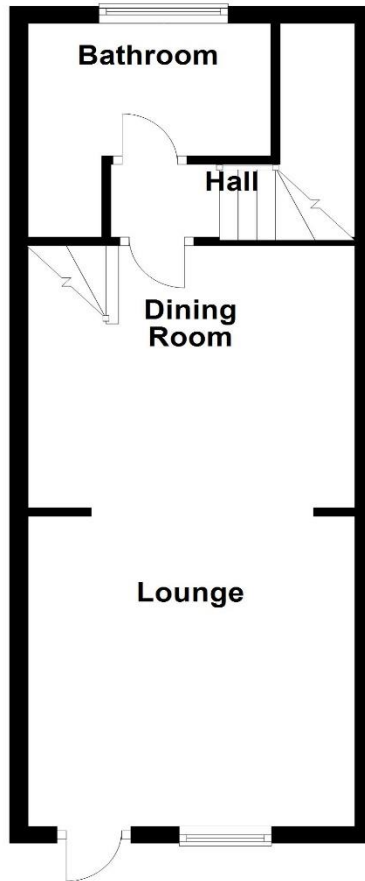
EPC RATING – D

Directions - From the centre of Cinderford proceed over the market triangle bearing left into Church Road and the property can be found along on the right hand side.

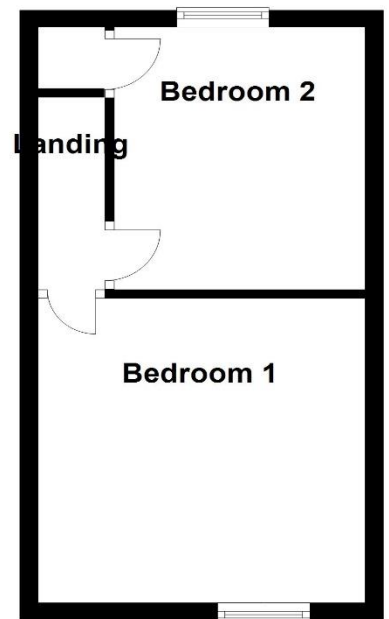
Basement



Ground Floor



First Floor



These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.