



## Royal Foresters Court

Cinderford, GL14 2FA

£250,000



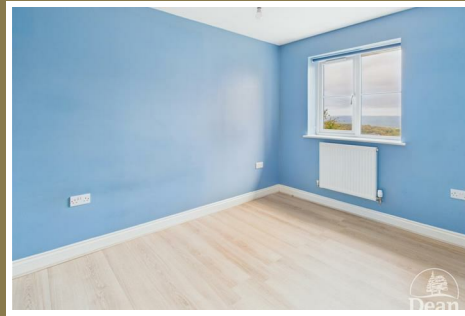
Situated close to Littledean Hill Road, Cinderford, this delightful terraced house offers a perfect blend of modern living and natural beauty. Built in 2016, the property boasts a contemporary design and is well-maintained, making it an ideal choice for families.

The house features three spacious bedrooms, providing ample room for relaxation and personal space. The well-appointed reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings at home. With two bathrooms, morning routines are made easy, ensuring convenience for all residents.

One of the standout features of this property is the parking space available for two vehicles, a rare find in such a desirable location. The absence of an onward chain allows for a smooth and straightforward purchasing process, making it an attractive option for prospective buyers.

Situated on the edge of town, this home offers stunning views and easy access to the surrounding woodland walks and cycle trails, perfect for outdoor enthusiasts. Additionally, the local leisure centre is within walking distance, providing a variety of recreational activities for all ages.

This property presents an excellent opportunity to enjoy a modern lifestyle in a tranquil setting, with the added benefit of being close to nature and local amenities. Don't miss the chance to make this lovely house your new home.



#### Entrance Hall :

11'2" x 4'1" (3.41 x 1.26)

Radiator, house alarm, solid oak flooring, stairs to first floor.

#### Kitchen :

10'9" x 7'7" (3.29 x 2.32)

High gloss wall and base cabinets, 1.5 bowl sink unit, integrated fridge, freezer, cooker and gas hob with extractor hood over, free standing dishwasher, USB sockets, radiator, tiled floor, double glazed window to front aspect.

#### Cloakroom :

5'8" x 2'11" (1.75 x 0.91)

Low level WC, pedestal wash hand basin, radiator, extractor, tiled floor, double glazed window to front aspect.

#### Lounge / Diner :

16'5" x 14'10" (5.02 x 4.53)

Bespoke fitted bookcase and dining seating, under stairs storage cupboard, two radiators, double glazed window to rear aspect, twin double glazed doors to rear garden.

#### First Floor Landing :

8'10" x 3'2" (2.70 x 0.98)

Airing cupboard with storage and Worcester combi boiler and access to partially boarded loft space.

#### Bedroom 1 :

9'10" x 9'10" (3.00 x 3.01)

Storage cupboard, radiator, double glazed window to front aspect with views towards woodland and mountains, door to en-suite.

#### En-suite :

5'9" x 4'7" (1.77 x 1.42)

Tiled shower cubicle, low level WC, wash hand basin, heated towel rail, extractor, shaving point, tiled floor, double glazed window to front aspect.

#### Bedroom 2 :

11'8" x 8'3" (3.57 x 2.53)

Radiator, wood effect flooring, double glazed window to rear aspects with views over the Severn estuary.

#### Bedroom 3 :

8'1" x 6'3" (2.48 x 1.92)

Radiator, wood effect flooring, double glazed window to rear aspects with views over the Severn estuary.

**Bathroom :**

5'8" x 8'3" (1.73 x 2.53)

Bath with shower over, shower screen, tiled surround, low level WC, pedestal wash hand basin, heated towel rail, extractor, shaver point, tiled floor.

**Outside :**

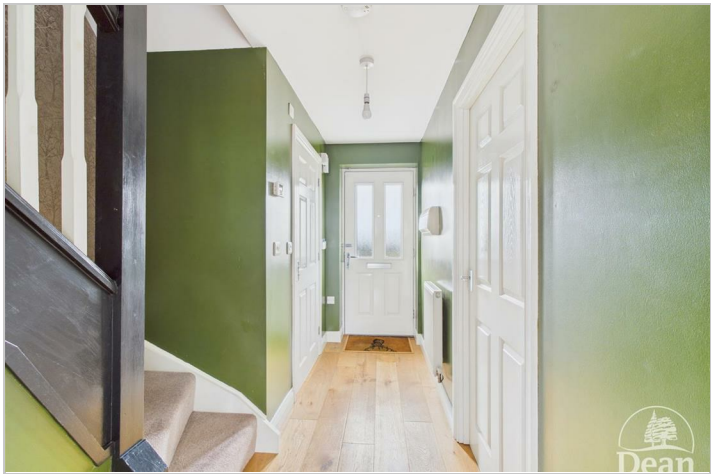
Front - Low maintenance with gravel beds, mature shrubs, path to front door, fully enclosed by low wall and picket fencing.

Rear - Low Maintenance with Astro turf, borders with mature shrubs, summer house, fully enclosed

by wood panel fencing with pedestrian access gate to parking area for two vehicles. The parking area to the rear also has a communal gated storage area for bins. A small monthly service charge for maintenance and upkeep of public areas of the 7 property development is applicable.

**Agents Note :**

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Equipment: Dean Estate Agents have not tested the equipment or any central heating system mentioned in these particulars and the purchaser is advised to satisfy themselves as to the working order and condition of any related equipment.

Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

**Approximate total area<sup>(1)</sup>**

772 ft<sup>2</sup>  
71.7 m<sup>2</sup>

(1) Excluding balconies and terraces

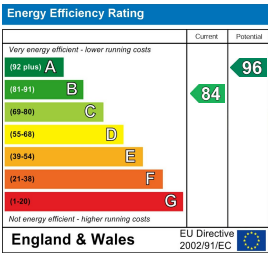
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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