



FREEHOLD

£275,000



**4 MOUNT PLEASANT ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 3BX**

- FOUR BEDROOMS
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- PRETTY, WELL STOCKED GARDENS
- PANORAMIC VIEWS
- TWO RECEPTION ROOMS
- FAMILY SHOWER ROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING

www.kjtresidential.co.uk

4 MOUNT PLEASANT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BX

KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS FOUR BEDROOM PROPERTY, ELEVATED ABOVE THE TOWN AND HAVING BEAUTIFUL VIEWS TO THE FRONT. THE PROPERTY HAS BEEN EXTENDED BY THE CURRENT OWNERS AND PROVIDES AN EXTRA DOWNSTAIRS BEDROOM AND RECEPTION ROOM WITH ACCESS TO THE GARDEN (IDEAL FOR DUAL FAMILY ACCOMMODATION).

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.

UPVC front door to -

Entrance Hall: Door to -

Sitting Room: 14' 9" x 12' 2" (4.5m x 3.7m) narrowing to 10' 7" x ' ' (3.22m x m), Picture window to front, feature fireplace housing gas fire with back boiler for central heating and domestic hot water, oak surround, T.V. point. Door to -

Kitchen: 13' 5" x 7' 10" (4.1m x 2.4m), Fitted at wall and base level, tiled splash backs, sink unit, plumbing for washing machine , window to rear radiator.



Downstairs W.C.: Low level W.C., sink unit, radiator, window.

Dining Room/Second Reception Room: 10' 8" x 9' 1" (3.25m x 2.78m), Part of the new extension, door to front and great sized fitted cupboard, French doors to rear, radiator, tiled floor, radiator. Door to -

Bedroom Four/Third Reception Room: 10' 2" x 7' 10" (3.1m x 2.4m), Window to rear, radiator.

From hall, stairs to -



First Floor Landing: Window to side.

Bedroom One: 11' 10" x 10' 8" x 8' 2" (3.6m x 3.26m x 2.5m), Window to front with lovely outlook towards the Forest (the sunsets are amazing!!), built-in cupboard.

Bedroom Two: 10' 8" x 9' 6" (3.25m x 2.9m) reducing to 7' 10" (2.4m), Window to rear overlooking the garden, laminate flooring.

Bedroom Three: Window to front with gorgeous views.

Family Shower Room: Suite comprising shower cubicle, low level W.C., sink unit inset in a vanity unit, window, patterned floor.

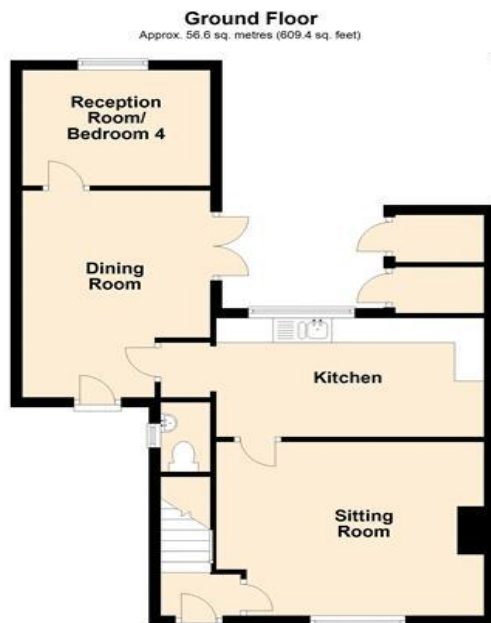
Outside: The front has a driveway providing off road parking, the garden is gravelled for low maintenance and there are various shrubs and walled boundaries. To the rear, the gardens are generous in size, there are two outhouses for storage then steps lead up to a lawn, a path leads to a patio area for outdoor entertaining, there are two sheds, the garden has fence boundaries.

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

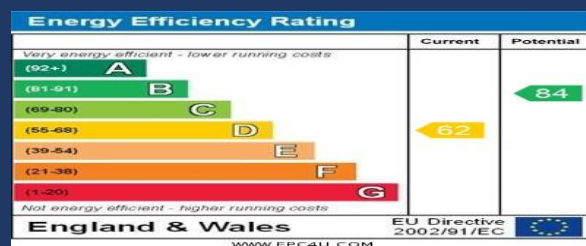


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033



Total area: approx. 90.0 sq. metres (969.2 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982