



FREEHOLD

£285,000



**12 SNEYD WOOD ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 3GD**

- THREE BEDROOMS
- CLOAKROOM
- GARAGE & OFF ROAD PARKING
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- KITCHEN/DINING ROOM
- DOUBLE GLAZING
- LOUNGE
- EN-SUITE TO MASTER BEDROOM
- LANDSCAPED GARDENS

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12 SNEYD WOOD ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3GD

IMMACULATELY PRESENTED THREE BEDROOM DETACHED PROPERTY WITH ENCLOSED LANDSCAPED GARDENS, GARAGE AND OFF ROAD PARKING, SITUATED IN A PRIME PLOT ON THIS SOUGHT AFTER DEVELOPMENT ON THE OUTSKIRTS OF THE TOWN OF CINDERFORD.

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.

Entrance door to -

Entrance Hall: Under stairs storage cupboard, radiator, wood effect tiled floor. Stairs to first floor.

Cloakroom: Two piece suite comprising low level w.c., wash hand basin, heated towel rail, part tiled walls, tiled floor, obscure window to front.

Lounge: 15' 7" x 10' 9" (4.75m x 3.27m), Window to side, radiator, fitted storage and shelving.



Kitchen/Dining Room: 17' 9" x 11' 0" (5.41m x 3.35m), Fitted at wall and base level with matt white fronted units, oak effect worktops, 1 1/2 bowl sink unit, integrated electric oven and microwave, separate five ring gas hob, cupboard housing gas boiler for central heating and domestic hot water. Radiator, LED spotlighting, window to side and rear overlooking garden, tiled walls and floor. French doors leading to garden.

First Floor Landing: Loft access, cupboard.



Bedroom One: 12' 7" x 10' 7" (3.83m x 3.22m),
Window to side with pleasant forest views, two built-in wardrobes. Door to - EN-SUITE SHOWER ROOM - Comprising wash hand basin, W.C., tiled shower cubicle, heated towel rail, tiled floor, recessed ceiling lighting, extractor.

Bedroom Two: 10' 5" x 9' 0" (3.17m x 2.74m),
Window to side with pleasant forest views, radiator.

Bedroom Three: 8' 8" x 7' 0" (2.64m x 2.13m),
Window to rear, radiator.

Family Bathroom: Comprising panelled bath, W.C., wash hand basin, part tiled walls, heated towel rail, recessed ceiling lighting.

Outside: The front, gardens extend to the side with attractive shrubs and pathway to the front door, gated access to the rear garden. The remainder of the garden lies to the rear and side of the property which has been beautifully landscaped with lawned side gardens having a brick-wall boundary, paved and gravelled seating areas with steps up to a patio seating area.

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



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or otherwise can be given.
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PASSIONATE
ABOUT
Property
SINCE 1982