



FREEHOLD

£148,500



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

- TWO BEDROOMS
- KITCHEN
- LOFT CONVERSION
- DOUBLE GLAZING
- GARDENS
- LOUNGE
- NEWLY FITTED BATHROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS SEMI-DETACHED HOUSE WITH FOREST VIEWS. ALL SERVICES/APPLIANCES HAVE NOT AND WILL NOT BE TESTED.

The market town Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

A wider range of facilities are 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 -

Hallway: Radiator, stairs off, door to -

Lounge: 11' 10" x 16' 9" (3.60m x 5.10m), Radiator, window to front, T.V. point, laminate floor, door to -

Kitchen: 11' 9" x 7' 9" (3.58m x 2.36m), Fitted at wall and base level providing worktop and storage space, fitted oven, hob and hood over, washing machine, dishwasher, ceramic tiled floor, tiled splash-backs, window to rear, door to garden.



First Floor Landing: Access to loft.

Bedroom One: 11' 11" x 9' 9" (3.63m x 2.97m), Radiator, double wardrobe, window to front, T.V. point, views across the Forest.

Bedroom Two: 10' 9" x 6' 9" (3.27m x 2.06m), Radiator, window to rear, two single wardrobs.

From the landing there is access via pull down ladder to loft room.



Bathroom: Comprising newly fitted panelled bath with shower over, low level W.C. and wash basin with vanity unit, tiled floor, part tiled walls, heated towel rail, extractor.

Outside: Enclosed front garden with gated access to rear with patio area, an artificial grass lawn and steps to decked area.

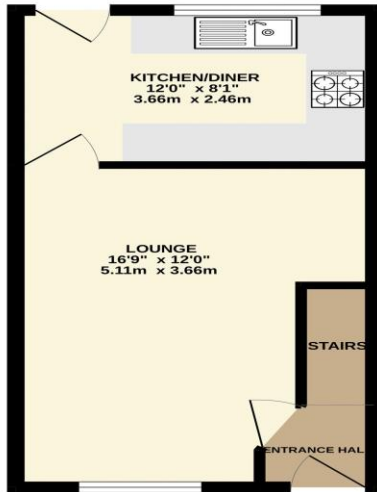
Services: All mains services are connected to the property. The heating system and services where applicable have not been tested.



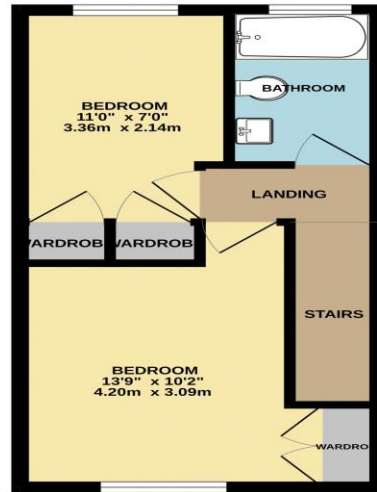
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

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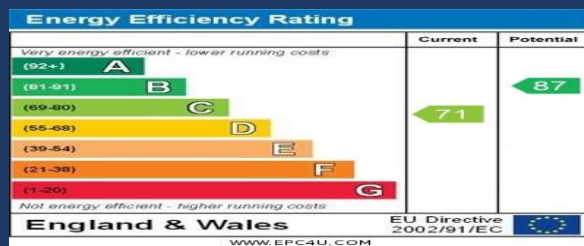
GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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