



**FREEHOLD**

**£179,999**



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

- TWO DOUBLE BEDROOMS
- LOUNGE
- GAS CENTRAL HEATING
- GARDEN
- POPULAR LOCATION
- KITCHEN
- BATHROOM
- DOUBLE GLAZING
- OFF ROAD PARKING
- IDEAL INVESTMENT/FIRST TIME BUY

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# 20 MOUNT PLEASANT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BX

## A DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOMED HOUSE IN A POPULAR LOCATION, IDEAL INVESTMENT OR FIRST TIME BUY.

The market town of 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 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.

Front door to -

**Hall:** Radiator, built-in cupboard.

**Kitchen:** 14' 2" x 6' 0" (4.31m x 1.83m), Oven, sink unit, wall and base units providing worktop and storage space, tiled splash-backs, radiator, two windows to rear, gas boiler for central heating and domestic hot water, serving hatch.

**Lounge:** 15' 6" x 11' 8" (4.72m x 3.55m), Patio doors, radiator.



**Landing:** Access to loft.

**Bedroom One:** 11' 6" x 10' 5" (3.50m x 3.17m), Window to rear, radiator, built-in wardrobes

**Bedroom Two:** 11' 9" x 11' 8" (3.58m x 3.55m), Windows to front and rear, radiator, over-stairs storage cupboard.

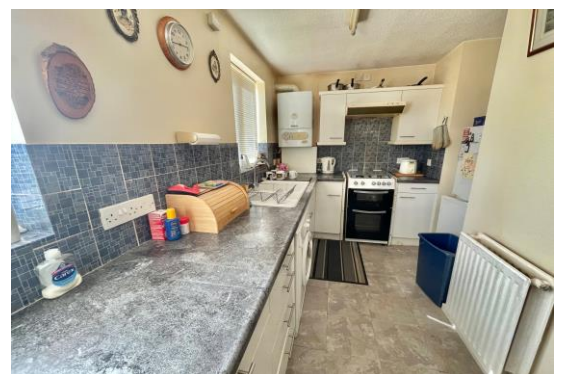
**Shower Room:** Shower cubicle, W.C., sink unit, window, tiled splash-backs.





**Outside:** Patio, lawn, rear pedestrian access to two parking spaces.

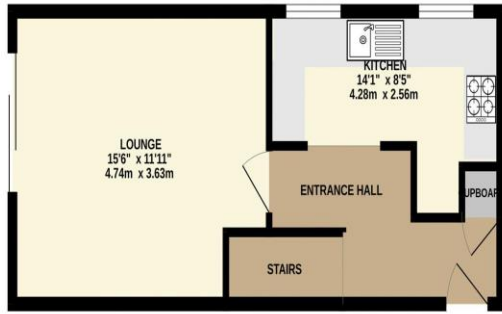
**Services:** All main services connected to the property. The heating system and services where applicable have not been tested.



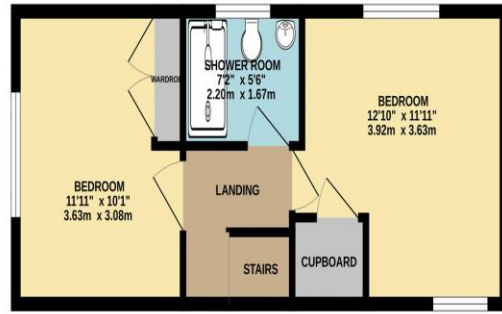
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

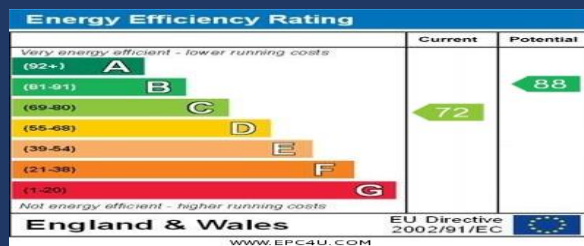


1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**ABOUT**  
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