



## Sneyd Wood Road

Cinderford, GL14 3GA

Asking Price £175,000



\*\*\*OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN\*\*\*

Situated in Sneyd Wood Road, Cinderford, this delightful terraced house offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a tranquil retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a bright and airy environment throughout the home.

The property features a contemporary bathroom, equipped with modern fixtures and fittings, ensuring convenience and style.

Located in Cinderford, you will find yourself surrounded by the natural beauty of the Forest of Dean, offering a plethora of outdoor activities and scenic walks. The local community is friendly and welcoming, with essential amenities and services just a short distance away.



#### Entrance Hallway :

3'5" x 3'10" (1.05 x 1.19)

Solid door with glazed insert, fuse box and radiator.

#### Cloakroom :

4'9" x 3'4" (1.46 x 1.02)

Suite comprising of a low level W.C and wash hand basin, radiator.

#### Lounge :

14'11" x 10'0" (4.55 x 3.07)

Double glazed window to front aspect, two radiators, wall mounted central heating control, telephone and television points, stairs leading to the first floor.

#### Kitchen/Diner :

8'6" x 13'5" (2.60 x 4.10)

Double glazed window and patio doors to rear aspect. The kitchen comprises of base and eye level units with white work surfaces, one and a half bowl single drainer sink unit with mixer tap, electric hob, single oven and extractor fan. Space for washing machine and fridge freezer. Radiator with heat detection technology, gas fired central heating combi boiler.

#### First Floor Landing :

7'11" x 4'0" (2.43 x 1.22)

Access in to loft space, smoke alarm, doors to:-

#### Bedroom 1 :

10'0" x 9'1" (3.07 x 2.77)

Double glazed window to rear aspect, T.V point, Telephone Point and Radiator. Door leading to En-suite shower room.

#### En-suite :

8'3" x 4'1" (2.53 x 1.27)

Inset lights, suite comprising of pedestal wash hand basin and low level W.C, extra width shower, shaver point, radiator and extractor fan.

#### Bedroom 2 :

7'10" x 7'1" (2.40 x 2.16)

Double glazed window to front aspect, Telephone point, radiator, built-in storage cupboard.

#### Bathroom :

6'11" x 6'0" (2.13 x 1.83)

Suite comprising of low level W.C, wash hand

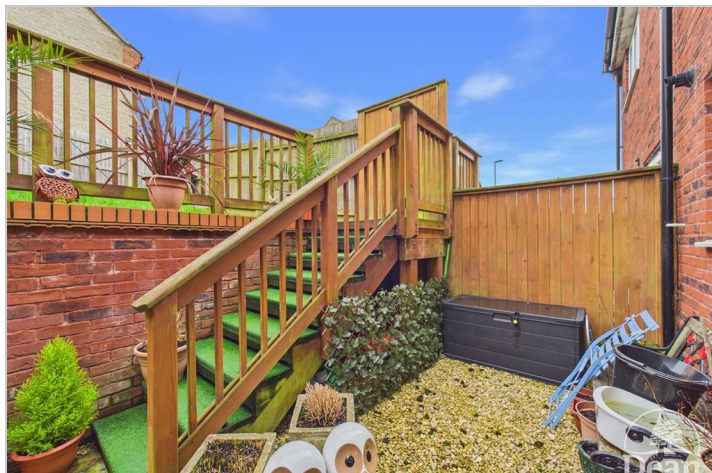
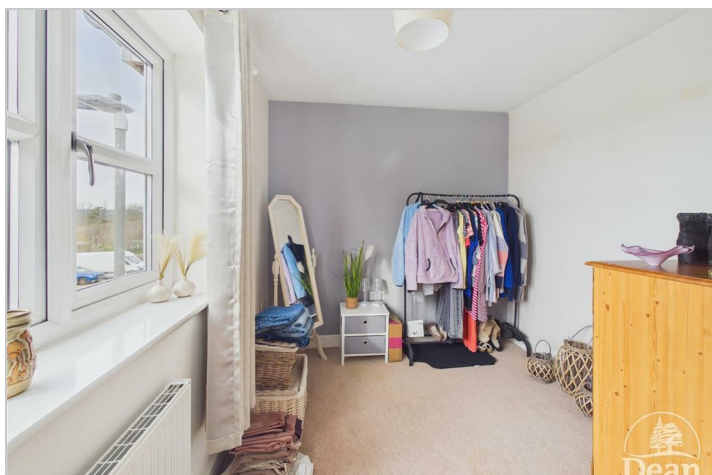
Tel: 01594 825574

basin and panelled bath with hand shower over, inset lights, extractor fan and radiator.

### Garden :

To the rear of the property one will find a graveled patio area, wooden steps lead to upper lawn with pedestrian rear gated access.

Two allocated parking spaces to right hand side of the row of houses.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing. You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase or incurring costs.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

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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.

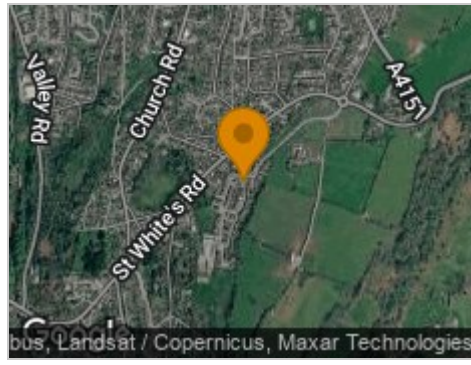
Tenure: We are advised freehold.

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

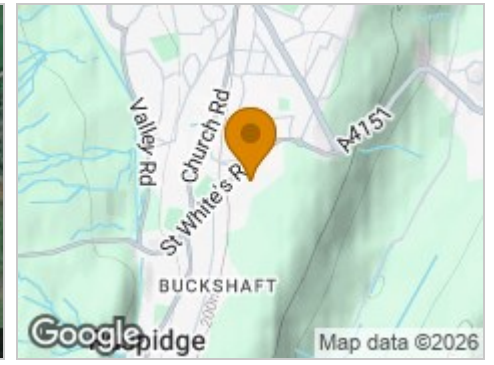
## Road Map



## Hybrid Map



## Terrain Map



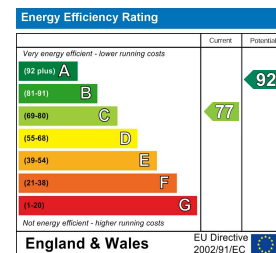
## Floor Plan



## 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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