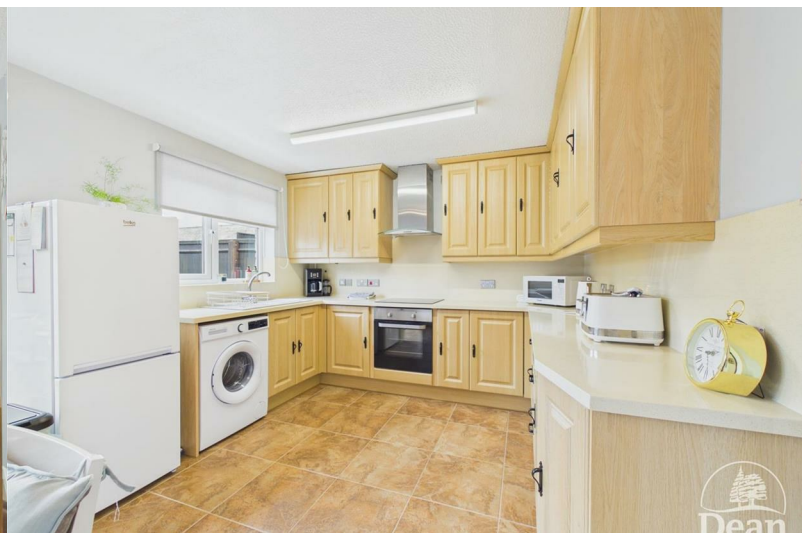
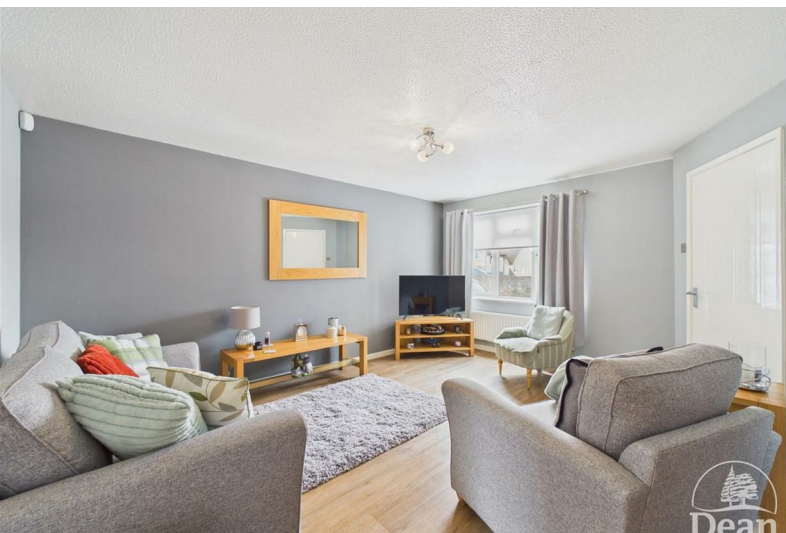




Mount Pleasant Road

Cinderford, GL14 3BX

£250,000



NO ONWARD CHAINPRICED TO SELL***

An immaculate semi-detached house ready to move into. Neutral decor throughout and well maintained. This property has a downstairs cloakroom, light and airy living room, fitted/kitchen diner, 3 bedrooms and family bathroom. Off road parking and attached garage. Double glazing and gas heating. Low maintenance gardens.

MUST BE VIEWED!



Entrance Porch :

6'10" x 3'2" (2.10 x 0.98)

Entered via UPVC door, UPVC windows, UPVC door to Entrance Hall.

Entrance Hall :

3'6" x 10'7" (1.08 x 3.23)

Radiator, Karndean flooring, stairs to first floor.

Cloakroom :

2'10" x 5'4" (0.87 x 1.63)

Low level WC, wash hand basin, radiator, consumer unit, Karndean flooring, double glazed window to front aspect.

Lounge :

14'9" x 15'1" (4.52 x 4.61)

Under stairs recess, Karndean flooring, double glazed window to front aspect.

Kitchen :

14'9" x 10'1" (4.52 x 3.09)

Matching wall and base cabinets, sink unit, electric over, hob and extractor hood, space for fridge/freezer, plumbing for washing machine, wall mounted Worcester gas combi

boiler, radiator, tiled floor, double glazed French doors and window to rear aspect.

First Floor Landing :

6'2" x 10'5" (1.88 x 3.19)

Access to loft space (boarded, carpeted, sockets, light and sky light), built in cupboard.

Bedroom 1 :

8'5" x 10'11" (2.58 x 3.33)

Built in wardrobe, radiator, wood flooring, double glazed window to front aspect with forest views.

Bedroom 2 :

8'2" x 12'3" (2.49 x 3.74)

Built in twin wardrobe, radiator, double glazed window to rear aspect.

Bedroom 3 :

6'5" x 9'0" (1.97 x 2.76)

Radiator, wood flooring, double glazed window to rear aspect.

Bathroom :

6'2" x 5'7" (1.88 x 1.71)

'P' shaped bath with shower over, low level

Tel: 01594 825574

WC, pedestal wash hand basin, tiled walls and floor, towel radiator, double glazed window to front aspect.

Outside :

Front - Open plan with plum slate, driveway for one vehicle, attached garage (2.68m x 5.11m) with up and over door, power and lighting, UPVC courtesy door to garden.

Rear - Low maintenance with decorative gravel and plum slate, deck adjacent to the property, two paved patio's, outside water tap,

power point and light, all enclosed by wood fencing.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose. These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

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

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

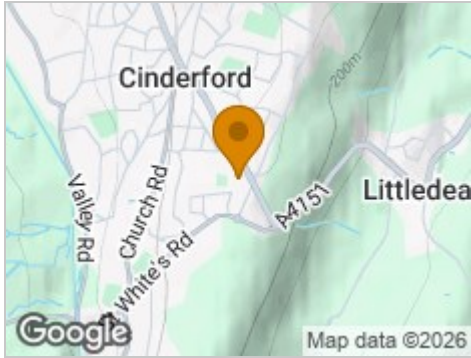
Road Map



Hybrid Map



Terrain Map



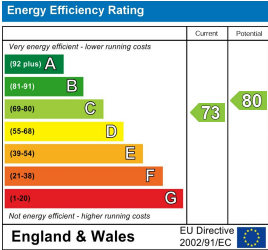
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

