



## Sneyd Wood Road Cinderford, GL14 3GD

£245,000



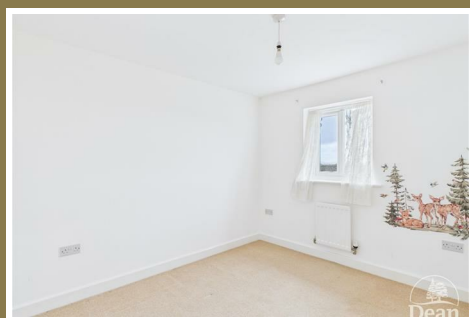
Situated on Sneyd Wood Road, Cinderford, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two bathrooms, this residence offers convenience and comfort for busy households, ensuring that morning routines run smoothly. The property also features parking for two vehicles, a valuable asset in today's busy world, allowing for easy access and peace of mind.

One of the standout features of this home is the absence of an onward chain, making the buying process more straightforward and efficient. This means you can move in without the usual delays associated with property transactions, allowing you to settle into your new home with ease.

This property is not just a house; it is a place where memories can be made and cherished for years to come. Do not miss the chance to view this lovely home and envision your future in this welcoming community.



#### Entrance Hall :

7'0" x 4'11" (2.15 x 1.52)

Entered via a door with a cat flap, radiator, vinyl flooring, stairs to first floor.

#### Lounge :

14'6" x 11'10" (4.43 x 3.62)

Under stairs cupboard, radiator, TV aerial point, electric fireplace, double glazed window to front aspect.

#### Kitchen / Diner :

11'8" x 15'1" (3.58 x 4.61)

Matching wall and base cabinets, sink unit, gas hob, electric oven, extractor hood, plumbing for washing machine, wall mounted Potterton gas boiler, radiator, vinyl flooring, double glazed window and French doors to the rear aspect.

#### Cloakroom :

3'1" x 5'4" (0.94 x 1.64)

Low level WC, wash hand basin, radiator.

#### First Floor Landing :

12'2" x 6'2" (3.72 x 1.89)

Built in cupboard, access to loft space.

#### Master Bedroom :

9'7" x 8'7" (2.93 x 2.62)

Mirrored wardrobes, laminate flooring, TV aerial point, radiator, double glazed window to front aspect.

#### Ensuite Shower Room :

3'7" x 8'6" (1.11 x 2.61)

Shower cubicle, low level WC, wash hand basin, extractor fan, shaver point, towel radiator plus another radiator, tiled floor.

#### Bedroom 2 :

10'9" x 8'6" (3.30 x 2.61)

Radiator, double glazed window to rear aspect.

#### Bedroom 3 :

7'5" x 6'2" (2.28 x 1.90)

Radiator, double glazed window to rear aspect.

#### Bathroom :

6'2" x 6'3" (1.88 x 1.91)

Bath, low level WC, wash hand basin, radiator, tiled floor, double glazed window to front aspect.

Outside :

Front - Mature shrubs, driveway, attached garage (partitioned with door to outside and plumbing for washing machine) with up and over door, power and lighting.

Rear - Decking with steps down to the garden, lawn, further decking area, patio, storage space under the decking, outside water tap, wooden shed.



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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.

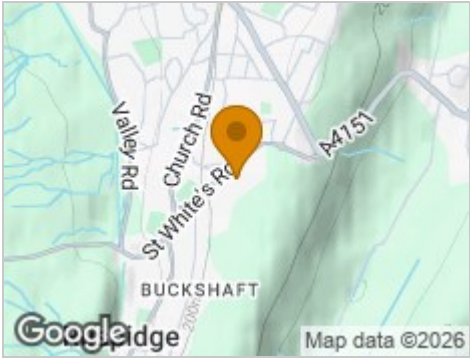
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

**Approximate total area<sup>(1)</sup>**

877 ft<sup>2</sup>  
81.4 m<sup>2</sup>

(1) Excluding balconies and terraces

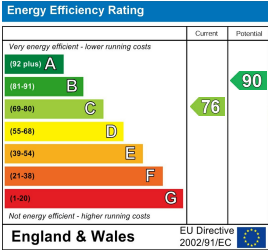
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

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Energy Efficiency Graph



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