



FREEHOLD

£290,000



**31 MEENDHURST ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2EF**

- TWO DOUBLE BEDROOMS
- LARGE LOFT SPACE
- FAR REACHING VIEWS
- BATHROOM
- WEST FACING GARDENS

- KITCHEN
- GARAGE
- LOUNGE
- GAS CENTRAL HEATING
- BALCONY WITH GLASS & ALUMINIUM BALLUSTRADE

www.kjtresidential.co.uk

31 MEENDHURST ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2EF

KJT RESIDENTIAL IS PLEASED TO OFFER FOR SALE THIS BEAUTIFULLY PRESENTED AND MUCH-IMPROVED TWO-BEDROOM BUNGALOW. THE PROPERTY FEATURES LARGE, WELL-STOCKED GARDENS, AN ATTRACTIVE OUTLOOK ACROSS THE FOREST, AND A BALCONY OFFERING SPECTACULAR VIEWS.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, 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.

Entrance Hall: Radiator, fitted store cupboards, wooden floor boards. Access to good sized loft with loft ladder (maybe suitable for conversion subject to necessary planning consents), door to -

Kitchen: 11' 4" x 9' 7" (3.45m x 2.92m), Fitted with a range of wall and base units with hardwood worktops, sink unit, plumbing for automatic washing machine, radiator, cupboard housing gas fired Worcester combi-boiler providing central heating and domestic hot water, window with views, door to outside. Balcony with glass & aluminium ballustrade.

Lounge: 21' 0" x 11' 6" (6.40m x 3.50m), A lovely light and airy room with picture windows to two aspects (one having breathtaking views towards the Forest), two radiators, feature fireplace, wood-burning stove, seagrass flooring.

Bedroom One: 12' 8" x 8' 4" (3.88m x 2.59m)



Bedroom Two: 12' 5" x 9' 9" (3.78m x 2.97m), Window to front, radiator

Bathroom: Panelled bath with shower over, low level W.C., wash hand basin, towel rail radiator, window.

Outside: Double gates lead to a driveway providing off road parking. There is a single garage with up and over door, power and lighting and a window to rear. There is a front lawn with flower borders. Pedestrian access to rear gardens, which are generous in size, being lawned with various shrubs and trees, vegetable plot with raised beds, pergola over seating area, orchard area. Beneath the property there is a Cellar with power & light (ideal for storage), an artist studio also with power & light (could be used as home office space) and further timber shed. The garden has beautiful far reaching views.

Services: All main services connected to the

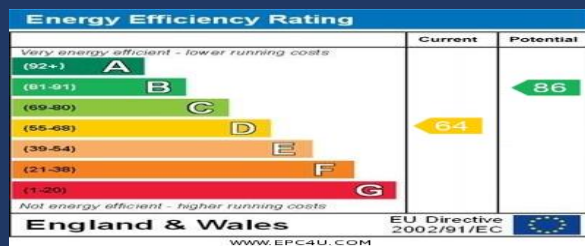
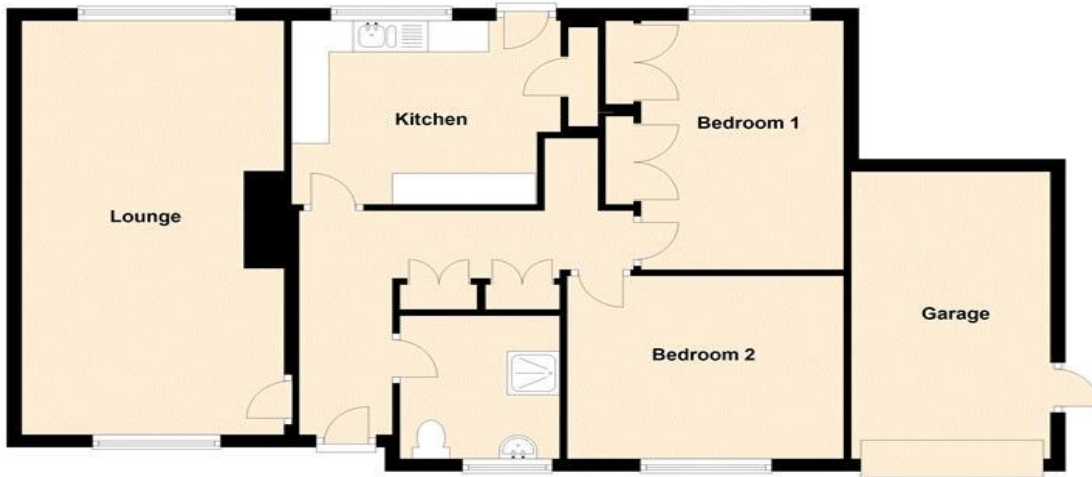




IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

01594 823033

Ground Floor



PASSIONATE
ABOUT
Property
SINCE 1982