



CINDERFORD

Guide price **£250,000**



ARCHER & CO

7 MEENDHURST ROAD

Cinderford, Gloucestershire GL14 2EF



A renovation opportunity with outstanding potential.
Large corner plot with future development scope (STPP)
No onward chain and endless possibilities

This older semi-detached house on Meendhurst Road offers a superb opportunity for buyers seeking a project with excellent potential in a scenic Cinderford hillside setting. Enjoying an elevated position with far-reaching views over the surrounding landscape, the property sits on a larger-than-average corner plot, providing generous outdoor space and exciting development possibilities.

The home requires full renovation throughout; however, it presents a rare chance to create a bespoke family residence or investment opportunity. Of particular note is the potential, subject to the necessary planning permission, to utilise part of the garden as a separate building plot with its own independent access.

Despite needing modernisation, the property benefits from a well-proportioned layout and a strong foundation for improvement. The garden, while requiring landscaping, already offers a natural setting with mature trees, shrubs, and flowerbeds, enhancing the sense of space and privacy. With local amenities nearby and countryside surroundings on the doorstep, the location combines convenience with a peaceful lifestyle.

Offered with no onward chain, this is an ideal opportunity for those looking for a straightforward purchase with scope to add value.



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KEY FEATURES

- Three bedrooms and two bathrooms
- Requires full renovation throughout
- Larger-than-average corner plot
- Potential for separate building plot (STPP)
- Detached garage and driveway parking
- Offered with no onward chain



STEP INSIDE

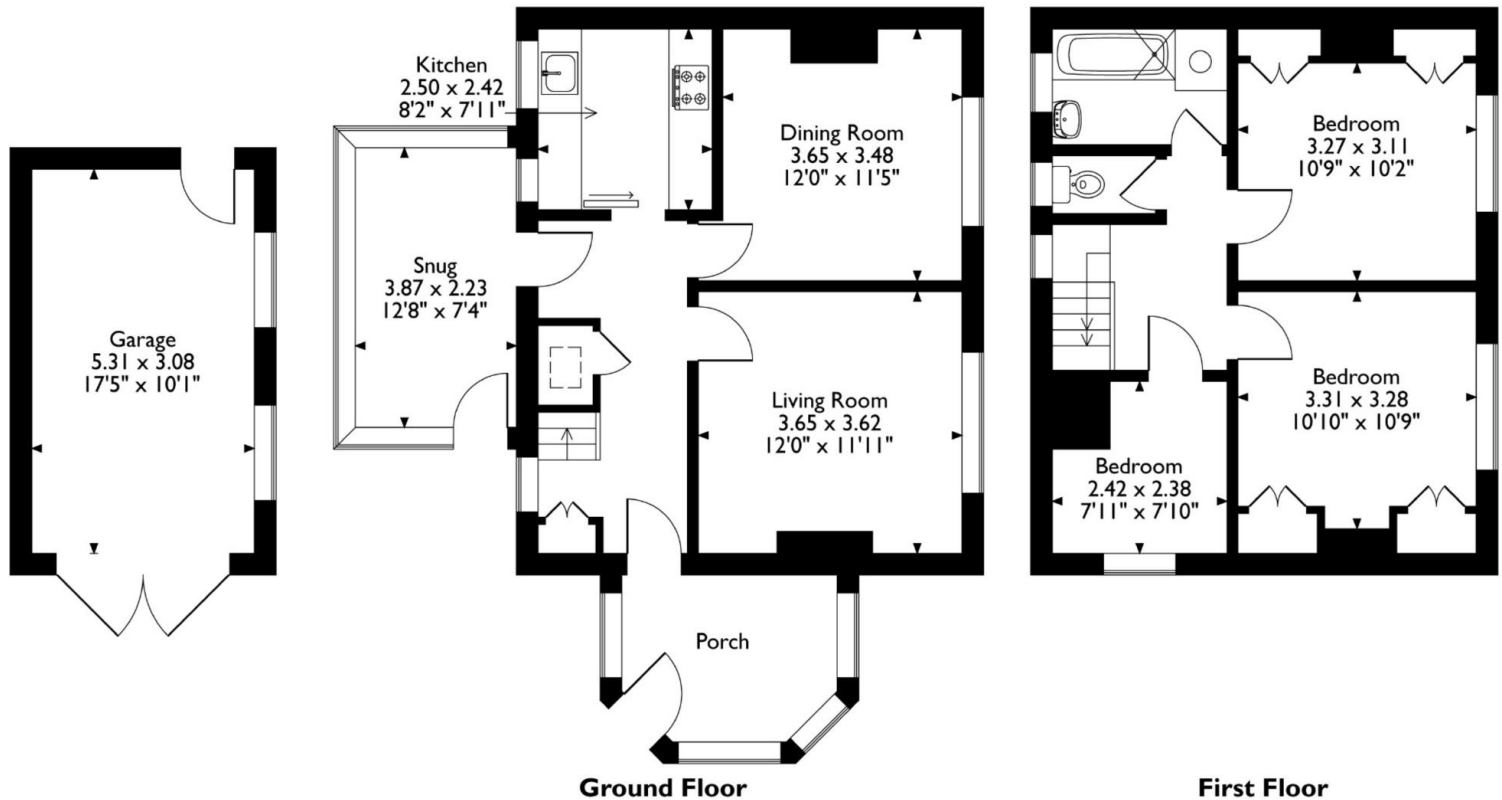


Internally, the property provides a practical and spacious layout arranged over two floors. There are two reception rooms, both offering good natural light and flexible space for family living or entertaining.

The kitchen is of a traditional style with space for appliances and scope for redesign, while a separate utility/laundry area adds further convenience.

7, Street: Meendhurst Road, Cinderford, Gloucestershire

Approximate Gross Internal Area
 Main House = 103 Sq M/1109 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 119 Sq M/1281 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the property offers three well-proportioned bedrooms, along with two bathrooms serving the household. The accommodation provides a solid base for refurbishment, with excellent potential to reconfigure or modernise to suit individual requirements.

A central staircase adds character to the entrance area, while the overall layout lends itself well to creating a comfortable and contemporary family home once updated.

STEP OUTSIDE



Externally, the property sits proudly on a substantial corner plot, offering extensive outdoor space and development potential. The gardens surround the home and include mature planting, shrubs, and trees, although they would benefit from landscaping and improvement.

A key feature is the size and flexibility of the plot, which may offer the opportunity for a separate building plot with its own access, subject to planning permission.

The property also benefits from a detached garage and driveway providing off-road parking. The elevated hillside position enhances the outlook, with attractive views across the surrounding area.

INFORMATION

Postcode: GL14 2EF
Tenure: Freehold
Tax Band: C
Heating: Electric
Drainage: Mains
EPC: F





DIRECTIONS

What3words: ///politics.surprised.stand



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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