



**FREEHOLD**

**£265,000**



**32 MOUNT PLEASANT ROAD, CINDERFORD,  
GLOUCESTERSHIRE, GL14 3BX**

- THREE BEDROOMS
- KITCHEN/DINER
- FAMILY BATHROOM
- GARAGE & OFF ROAD PARKING
- POPULAR LOCATION
- LOUNGE
- DOWNSTAIRS W.C.
- GARDENS
- GAS CENTRAL HEATING
- FAR REACHING VIEWS

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# 32 MOUNT PLEASANT ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3BX

**KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS THREE-BEDROOM SEMI-DETACHED HOME OFFERED FOR SALE FOR THE FIRST TIME SINCE NEW, WITH DOWNSTAIRS CLOAKROOM, GARAGE AND OFF-ROAD PARKING, IN AN IDEAL LOCATION CLOSE TO LOCAL AMENITIES - REDUCED FOR QUICK SALE!**

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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.

Front door to -

**Entrance Porch:** Window to front, door to -

**Hall:** Stairs off.

**W.C.:** Two piece suite comprising W.C. and wash hand basin window to front, radiator.



**Lounge:** 15' 3" x 14' 9" (4.64m x 4.49m), Wood effect flooring, radiator, window to front, door to -

**Kitchen/Diner:** 14' 9" x 10' 2" (4.49m x 3.10m), Fitted at wall and base providing worktop and storage space, oven with hob and extractor hood, plumbing for automatic washing machine, sink unit, space for fridge/freezer, French doors to rear.

First floor stairs to -

**Landing:** Airing cupboard, access to loft.



**Bedroom One: 12' 8" x 8' 4" (3.86m x 2.54m),**  
Radiator, built-in wardrobe window to rear.

**Bedroom Two: 10' 9" x 8' 4" (3.27m x 2.54m),**  
Wood flooring, radiator, fitted cupboard,  
window to front with views.

**Bedroom Three: 9' 9" x 6' 5" (2.97m x 1.95m),**  
Wood flooring, radiator, window to rear.

**Bathroom:** Three piece suite comprising bath  
with over-bath shower and screen, wash hand  
basin, low level W.C., window to front.

**Outside:** To the front is a gravelled area with  
driveway leading to garage which has power  
and light and provides access through to rear  
garden which is laid mainly to gravel with  
decked area and raised borders, made  
private by fenced boundaries.

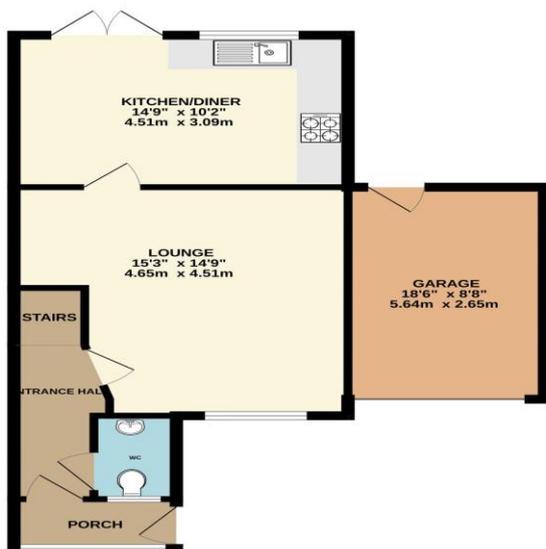
**Services:** All main services connected to the  
property. The heating system and services  
where applicable have not been tested.



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**

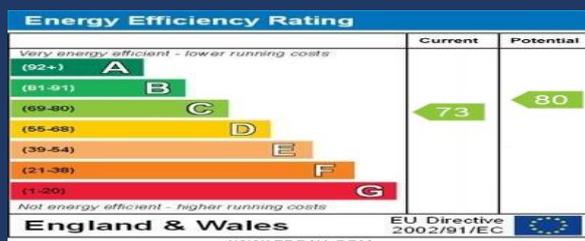
GROUND FLOOR  
562 sq ft. (52.2 sq.m.) approx.



1ST FLOOR  
375 sq ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq ft. (87.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given.  
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**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982