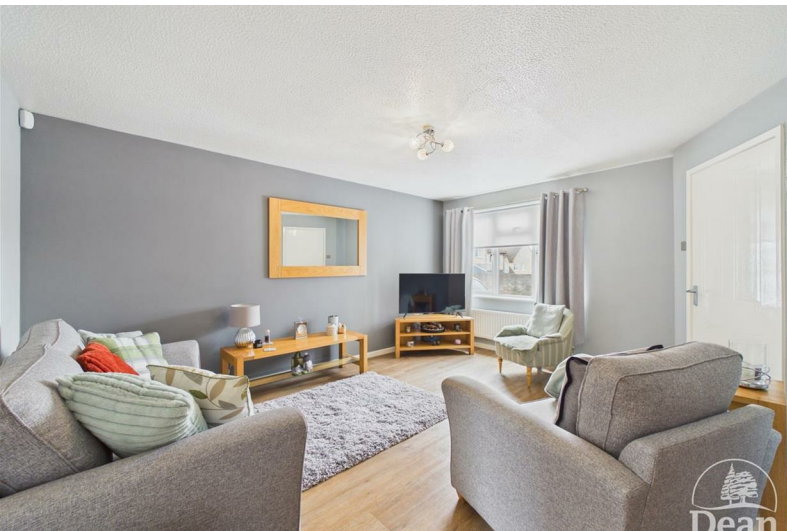




Mount Pleasant Road

Cinderford, GL14 3BX

£265,000



Situated on Mount Pleasant Road in Cinderford, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property includes a garage and parking for one vehicle, a valuable asset in this desirable location.

Cinderford is known for its friendly community and picturesque surroundings, making it an excellent choice for those looking to settle in a tranquil yet accessible area. This home presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after neighbourhood. Whether you are a first-time buyer or looking to expand your property portfolio, this semi-detached house on Mount Pleasant Road is certainly worth considering.



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

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

power point and light, all enclosed by wood fencing.

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,



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

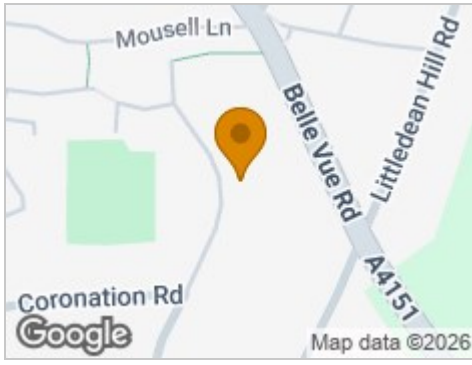
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

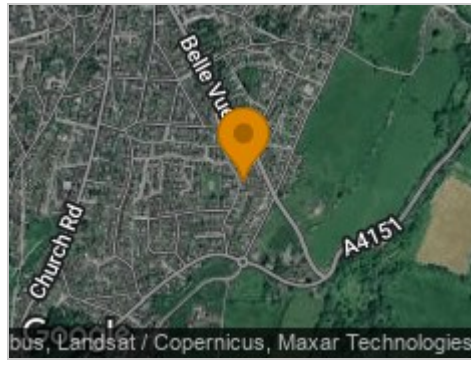
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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

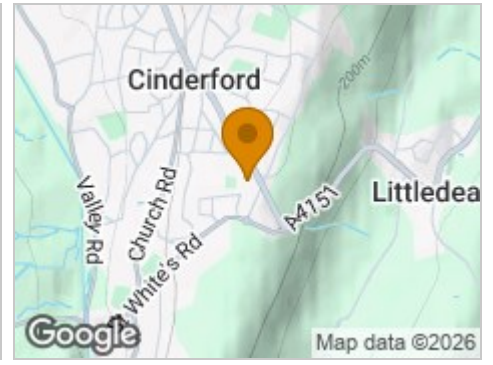
Road Map



Hybrid Map



Terrain Map



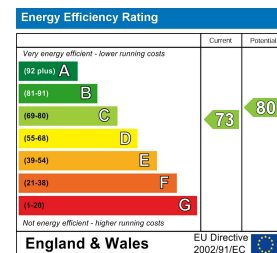
Floor Plan



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



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