



**FREEHOLD**

**£345,000**



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

- FOUR/FIVE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- KITCHEN
- GAS CENTRAL HEATING
- ENCLOSED GARDEN

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

## KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE A SPACIOUS FOUR, WITH POTENTIAL DOWNSTAIRS FIFTH BEDROOM, DETACHED FAMILY HOME IN A POPULAR CUL-DE-SAC WITH FAR REACHING WESTERLY VIEWS TOWARDS THE WELSH MOUNTAINS.

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 door to -

**Entrance Hall:** Stairs to first floor, under-stairs storage cupboard, wood effect flooring, radiator.

**Lounge/Dining Room: 23' 2" x 11' 4" (7.06m x 3.45m),** Two radiators, wood laminate flooring, window overlooking the rear garden.

**Kitchen: 12' 8" x 7' 10" (3.86m x 2.39m),** Fitted at wall and base level providing worktop and storage space, sink unit, space for range style cooker with extractor hood over, plumbing for dishwasher, space for washing machine, door to side, window to front with views, sliding door to -



**Dining Room/Bedroom Five: 15' 4" x 8' 6" (4.67m x 2.59m),** Cupboard housing gas boiler for central heating and domestic hot water, laminate flooring, double radiator, window to front with views.

**First Floor Landing:** Access to loft.

**Bedroom One: 11' 3" x 9' 2" (3.43m x 2.79m),** Radiator, exposed wooden floor boards, built-in double wardrobe, window to rear, door to -

**En-suite:** Shower cubicle, towel rail radiator, closed box W.C., vanity wash hand basin with waterfall tap, tiled flooring, extractor fan, window to side.



**Bedroom Two: 11' 0" x 9' 2" (3.35m x 2.79m),**  
Built-in double wardrobe, exposed wooden floor boards, radiator, window to front with views.

**Bedroom Three: 8' 10" x 8' 5" (2.69m x 2.56m),**  
Built-in double wardrobe, radiator, exposed wooden floor boards, window to front with views.

**Bedroom Four: 6' 9" x 7' 5" (2.06m x 2.26m),**  
Radiator, built-in wardrobe, exposed wooden floor boards, window to rear.

**Family Bathroom:** Panelled bath, with shower over, tiled surround, closed box W.C., vanity wash-hand basin with waterfall tap, towel rail radiator, wood effect flooring, extractor fan, window to side.

**Outside:** To the front of the property is a driveway for three cars, a paved pathway with herbaceous borders & partial hedging surround, leads to side gate giving access to Kitchen and rear garden. The rear has outside storage space, steps lead up to the garden which has decked areas, seating area, pergola, soft play area, lawned area and fenced surround.

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



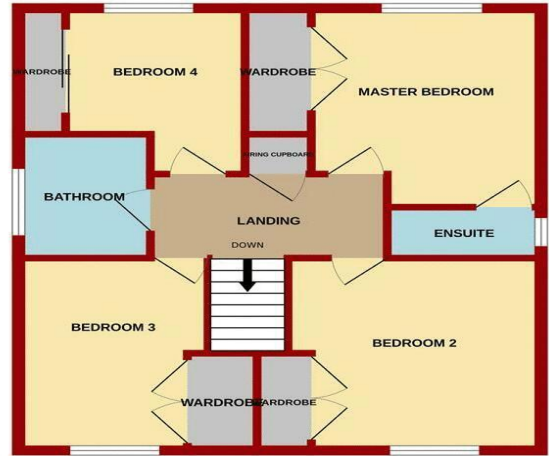
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition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

**01594 823033**

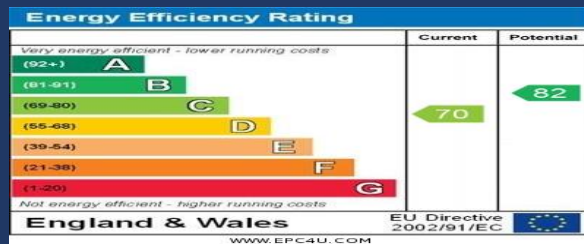
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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**PASSIONATE**  
ABOUT  
*Property*  
SINCE 1982