



**FREEHOLD**

**£235,000**



**5 MEENDHURST ROAD, CINDERFORD, GLOUCESTERSHIRE,  
GL14 2EE**

- CHARACTER COTTAGE
- LOUNGE WITH MULTI FUEL BURNER
- SNUG
- LARGE GARDEN
- GARAGE
- TWO BEDROOMS
- KITCHEN AND SEPARATE UTILITY
- GAS CENTRAL HEATING
- AMPLE PARKING
- QUIET YET CONVENIENT LOCATION WITH VIEWS

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## 5 MEENDHURST ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2EE

A PRETTY CHARACTERFUL COTTAGE IN A QUIET LANE CLOSE TO THE TOWN. THE PROPERTY BENEFITS FROM A GOOD SIZED GARDEN WITH VIEWS OVER THE FOREST, WITH PARKING AND GARAGE. THE CURRENT VENDORS HAVE ENHANCED THE PROPERTY BY ADDING AN EXTRA SNUG AND UTILITY. THE LIVING ROOM HAS A COSY FEEL WITH A MULTI FUEL BURNER - PERFECT FOR THESE CHILLY EVENINGS AND OUTSIDE - A LARGE DECKED AREA PERFECT FOR WATCHING THE SUN SET.

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

Hardwood front door to -

**Lounge: 11' 0" x 11' 0" (3.35m x 3.35m),** Window to front with pleasant outlook, wood effect floor, radiator, feature fireplace housing multi fuel stove with Forest stone hearth. Oak door to -

**Hall:** Window, radiator, sliding oak door to -

**Family Bathroom:** Three piece suite in white comprising roll topped bath, low level W.C., pedestal wash hand basin, tiled floor, heated towel rail, extractor.

**Kitchen/Breakfast Room: 11' 0" x 10' 2" (3.35m x 3.10m),** Fitted at wall and base level providing ample worktop and storage space, sink unit, fitted cooker having electric oven and gas hob,



quarry tiled floor, radiator, cupboard housing 'Vaillant' gas combi boiler providing central heating and domestic hot water, loft over, window with pleasant outlook. stable door to -

**Snug: 17' 0" x 11' 0" (max.) (5.18m x 3.35m),** Picture window to front with stone sill, breakfast bar, door to outside, radiator, feature beamed ceiling, T.V. point. Door to -

**Utility room:** With plumbing and worktop space, ample storage.



## First Floor Landing:

**Bedroom One: 12' 0" x 11' 0" (3.65m x 3.35m),**  
Low level window (with safety glass) with beautiful Forest views, radiator, loft access.

**Bedroom Two: 11' 0" x 6' 0" (3.35m x 1.83m),**  
Window to front, radiator.

**Outside:** The property enjoys good sized gardens. There is a gravelled area providing off road parking and a single detached garage. A gate leads to the property where there is a large decked area perfect for outdoor entertaining to take advantage of the westerly views and beautiful sunsets, with steps leading down to a lawn (artificial grass). There are further areas to the sides of the property. The garden has 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.

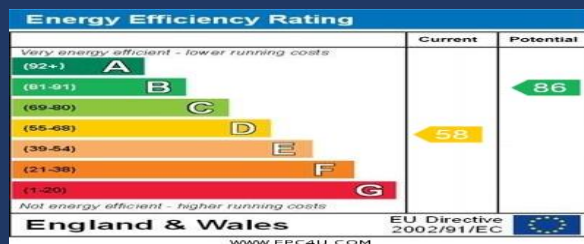
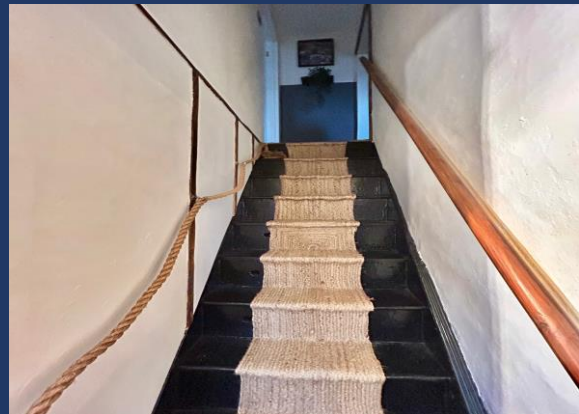
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Ground Floor



First Floor



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