



FREEHOLD

£225,000



**65 SNEYD WOOD ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 3GA**

- THREE BEDROOMS
- LOUNGE/DINER
- EN-SUITE TO MASTER BEDROOM
- DOUBLE GLAZING
- PRIVATE REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS W.C.
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- GARAGE & OFF ROAD PARKING

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AN IDEAL INVESTMENT OR FIRST TIME BUY WITH THIS THREE BEDROOM MID-TERRACED HOUSE WITH VIEWS TO FRONT ELEVATION, GARAGE & GARDENS AND IN A POPULAR AND SOUGHT AFTER LOCATION CLOSE TO ST. WHITES SCHOOL.

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.

Part glazed front door to -

Entrance Hall: Radiator, off which is -

Downstairs W.C.: Low level W.C., pedestal wash hand basin, tiled splash-back, radiator.

Kitchen/Breakfast Room: 11' 0" x 10' 1" (3.35m x 3.07m), Fitted at wall and base level providing worktop and storage space, sink unit, electric oven with hob and extractor fan, plumbing for washing machine, radiator, wall mounted gas boiler for central heating and domestic hot water, window to front.



Lounge/Diner: 15' 4" x 15' 2" (4.67m x 4.62m) narrowing to 11' 11" (4.67m), 'L' shaped, two radiators, under-stairs storage cupboard, window and French doors to rear.

From Entrance Hall, stairs to -

First Floor Landing: , Access to loft, airing cupboard.

Master Bedroom: 10' 10" x 10' 6" (3.30m x 3.20m), Built-in wardrobe, radiator, window to rear.



En-suite: Comprising shower cubicle & shower with tiled surround, wash hand basin, tiled splash-backs, radiator.

Bedroom Two: 10' 0" x 8' 6" (3.05m x 2.59m),
Radiator, window to front.

Bedroom Three: 7' 1" x 6' 5" (2.16m x 1.95m),
Radiator, window to rear.

Family Bathroom: Three piece suite comprising bath, tiled surround, low level W.C., pedestal wash hand basin, tiled splash-back, radiator, window to front.

Outside: To the front, steps lead to front door with iron railing surround. The rear is mainly laid to lawn with a patio area, the garden is made private by wood fencing surround. To the side of the property steps give access to parking area and garage with up and over door.

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



PASSIONATE
ABOUT
Property
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