



FREEHOLD

**Offers in Excess of
£250,000**



2 ROYAL FORESTERS COURT, CINDERFORD, GLOUCESTERSHIRE, GL14 2FA

- **THREE BEDROOMS**
- **DOWNSTAIRS W.C.**
- **FAMILY BATHROOM**
- **DOUBLE GLAZING**
- **ALLOCATED PARKING FOR TWO VEHICLES**
- **KITCHEN/DINER**
- **EN-SUITE TO MASTER BEDROOM**
- **GAS CENTRAL HEATING**
- **LOW MAINTENANCE GARDENS**

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BEAUTIFULLY PRESENTED PROPERTY WITH A DOUBLE VIEW THE ELEVATED POSITION APPROXIMATELY 800 FEET ABOVE SEA LEVEL BOASTS ENVIABLE VIEWS AND SURROUNDINGS. TO THE BACK IS ONE OF THE MOST SOUGHT AFTER VIEWS IN THE FOREST OF DEAN, WITH EPIC GLIMPSES OF THE MEANDERING SEVERN ESTUARY AND THE ROLLING COUNTY OF GLOUCESTERSHIRE. TO THE FRONT, THERE ARE VIEWS OF WOODLANDS AND BRECON BEACON MOUNTAINS ON THE HORIZON. BUILT IN 2016 TO HIGH SPEC BY BELL HOMES, AN EXTREMELY WELL PRESENTED AND HIGHLY MAINTAINED PROPERTY ON A UNIQUE QUIET DEVELOPMENT ON THE OUTSKIRTS OF THE POPULAR MARKET TOWN OF CINDERFORD WITH INCREDIBLE VIEWS. NHBC WARRANTY UNTIL FEB 2026. THE PROPERTY IS SITUATED AT THE ENTRANCE TO A CUL-DE-SAC IN A SERENE AND BEAUTIFUL PART OF THE TOWN ON THE EDGE OF THE FOREST OF DEAN. ACROSS THE ROAD FROM THE PROPERTY IS AN ENTRANCE TO WOODLAND TRAILS IDEAL FOR CYCLING AND EXPLORING. AS WELL AS A NATURE RESERVE. THE PROPERTY IS CONVENIENTLY SITUATED DIRECTLY OPPOSITE THE REAR ENTRANCE TO AN OFSTED RATED "GOOD" PRIMARY SCHOOL

Entrance Hall: Radiator, house alarm, solid oak flooring.

Lounge/Diner: 16' 5" x 14' 0" (5.00m x 4.27m), Two radiators, double glazed windows to rear, large storage cupboard, bespoke fitted bookcase and fitted dining booth seating, double glazed door to enclosed garden.

Kitchen: 10' 10" x 7' 7" (3.30m x 2.31m), Range of high gloss wall and base units with soft closers, tiled flooring, stainless steel sink and drainer, double glazed window to front, radiator. Integrated fridge, freezer, cooker and gas hob with hood vent, USB sockets, freestanding dishwasher included.

Downstairs Cloakroom: Wash hand basin, radiator, extractor, tiled flooring.



First Floor Landing: Airing cupboard with storage and Worcester combi-boiler for central heating and domestic hot water, access to fully insulated loft.

Bedroom One: 11' 10" x 9' 10" (3.60m x 2.99m), Double glazed window with woodland and mountain views, radiator, storage cupboard, door to -

En-suite: Shower cubicle with tiling, wash hand basin, chrome heated towel rail, extractor, shower cubicle, tiling to floor, shaving point.

Bedroom Two: 11' 10" x 9' 10" (3.60m x 2.99m), Radiator, double glazed window., wood effect flooring, Severn Estuary views.



Bedroom Three: 9' 2" x 6' 3" (2.79m x 1.90m), Double glazed window, wood effect flooring, Severn Estuary views, radiator.

Bathroom: 8' 2" x 5' 7" (2.49m x 1.70m), Bath with shower over, shower screen, tiled surround, extractor, W.C., wash hand basin with chrome towel rail, tiled flooring, shaving point.

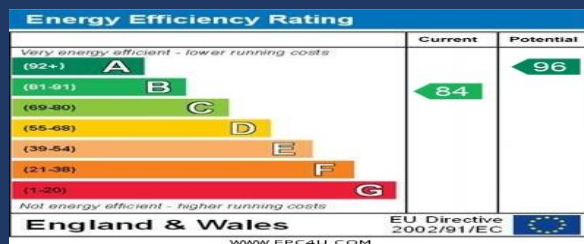
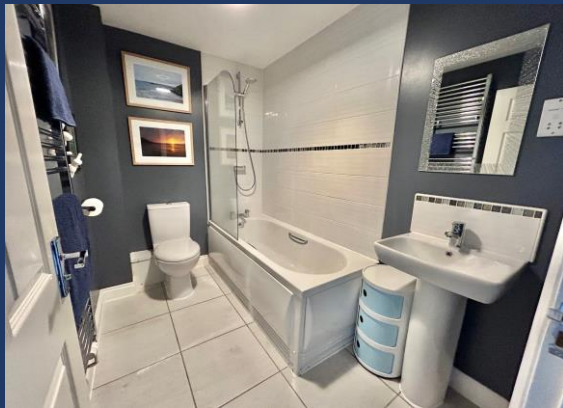
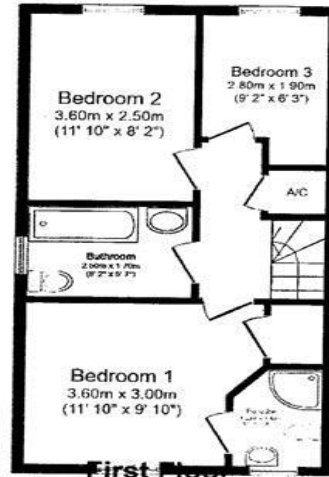
Outside: Attractive front garden with easy care plants and slate for low maintenance Rear garden with patio area and a high quality, durable artificial lawn and a log cabin style summer shed. Rear gated access to carparking. The property has 2 off-road parking spaces in a private resident carpark to the rear. There is also a communal gated store in the carpark designed as a tidy place to keep bins. A small monthly service charge for maintenance and upkeep of public areas of the 7 property development is applicable.

Services: The property is mains gas, electric and water (EPC B) and benefits from a regularly serviced Worcester combi-boiler housed in landing storage cupboard, and mains fitted smoke alarms and house alarm. 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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