



£299,950



**12A MEENDHURST ROAD, CINDERFORD, GLOUCESTERSHIRE,
GL14 2EG**

- DETACHED BUNGALOW
- WELL FITTED KITCHEN
- BATHROOM & SEPARATE W.C.
- DOUBLE GLAZING
- TWO BEDROOMS
- CONVSERVATORY
- GAS CENTRAL HEATING
- POTENTIAL ANNEX/GYM/AIR B&B

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A SPACIOUS TWO BEDROOMED DETACHED BUNGALOW IN A CONVENIENT LOCATION AND BENEFITTING FROM GARDENS AND LARGE GARAGE, STORAGE ROOM/GYM/ANNEX/AIR B&B.

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.

ACCOMMODATION (measurements approx):

Front door to -

Outer Hall: Tiled floor, gas boiler for central heating and domestic hot water. Doorway through to -

Inner Hall: Two radiators, further door to side.

Lounge: 22' 9" x 17' 8" (6.93m x 5.38m), Attractive Minster fireplace, French doors and window to rear, radiators, concealed lighting. Door to -



Conservatory: 20' 0" (max.) x 8' 6" (6.09m x 2.59m), Is quadrangle in shape and of mainly glazed constructions.

Kitchen/Dining Room: 18' 0" x 9' 11" (5.48m x 3.02m), Well fitted at wall and base level with high gloss units, providing worktop and storage space, tiling to walls and floor, hob and fitted oven, window, radiator.

Bedroom One: 13' 9" x 10' 0" (4.19m x 3.05m), Window, radiator.

Bedroom Two: 9' 10" x 9' 5" (2.99m x 2.87m), Window, radiator.



Bathroom: Three piece suite, including vanity wash hand basin, W.C. and bath, shower cubicle, radiator, extractor, window, tiling to walls.

Separate W.C.: Vanity unit, tiling to floor, W.C. and extractor.

Outside: Gardens are mainly laid to brick paving with ample parking. To the rear of the property there is a -

800 Sq. Feet

Large Garage/Workshop/Gym/Games/Entertainment Room/Potential Air B&B: , Of cavity construction with pitch roof. Garage area (19' 0" x 14' 7" (5.79m x 4.44m)) with power and light, window to side. Side entrance hall with tiled floor, off with is a W.C. with two piece suite. Snooker/Games/Entertainment Room (24' 0" x 19' 0" (7.31m x 5.79m)) with power and light, gas convector heater, windows.

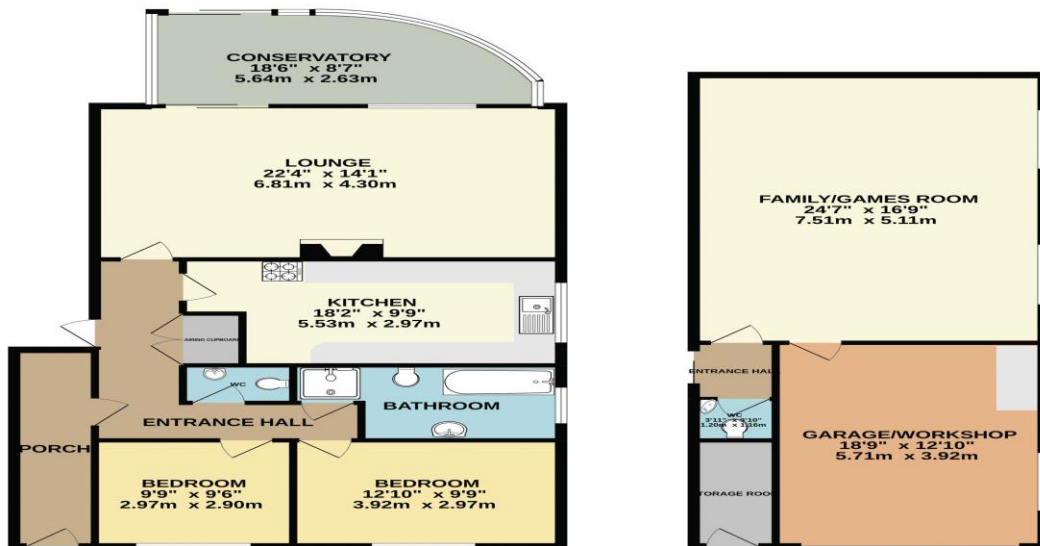
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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.

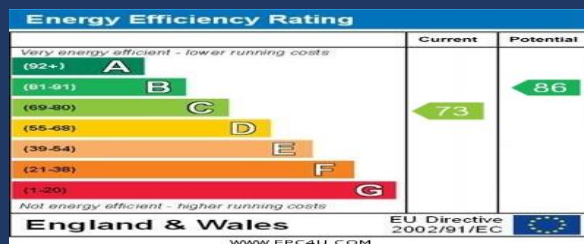
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GROUND FLOOR
1837 sq.ft. (170.6 sq.m.) approx.



TOTAL FLOOR AREA: 1837 sq.ft. (170.6 sq.m.) approx.

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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ABOUT
Property
SINCE 1982