

32 Mount Pleasant Road
Cinderford GL14 3BX

STEVE GOOCH
ESTATE AGENTS | EST 1985

£250,000

Offered with NO ONWARD CHAIN is this IMMACULATELY PRESENTED THREE-BEDROOM END-TERRACE PROPERTY, situated on the edge of Cinderford and enjoying FAR-REACHING VIEWS towards the Welsh Mountains. This IDEAL FIRST-TIME BUY OR FAMILY HOME benefits from a 15FT. LIVING ROOM, KITCHEN/DINER, DOWNSTAIRS W.C., three good-sized bedrooms and a MODERN FAMILY BATHROOM, together with DRIVEWAY PARKING, ATTACHED GARAGE and a GENEROUS LOW-MAINTENANCE REAR GARDEN.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 14 miles (22.5 kms) east of the cathedral city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, pubs, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including the new community hospital, schools, a library, a leisure centre with pool, and a local market.

Cinderford is surrounded by beautiful woodlands, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, the Dean Heritage Centre and the restored Dean Forest Railway.

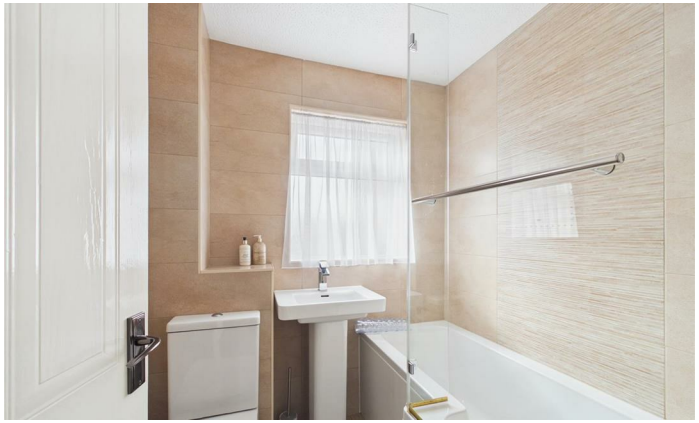














A upvc double glazed door leads into;

ENTRANCE PORCH
6'9 x 3'1 (2.06m x 0.94m)
Tiled flooring, security light, double glazed upvc windows, an inner upvc door leads into;

ENTRANCE HALL
Radiator, durable wood effect flooring, stairs lead to the first floor, doors lead off to the downstairs w.c and living room.

CLOAKROOM
5'3 x 2'9 (1.60m x 0.84m)
Comprising a low level close coupled w.c, wall mounted washbasin unit with tiled splash-backs, radiator, durable wood effect flooring, obscured front aspect window.

LIVING ROOM
15 x 14'9 (4.57m x 4.50m)
A light and spacious room with radiators, durable wood effect flooring, front aspect window, a door leads through to the kitchen/diner.

KITCHEN / DINER
14'8 x 10'1 (4.47m x 3.07m)
Comprising a range of fully fitted wall and base level units with quartz effect worktops and splash-backs, inset sink unit with drainer, built-in electric oven and induction hob with extractor hood and glass splash-back. Space and plumbing for a washing machine and fridge/freezer. Wall mounted gas-fired combi boiler, room for a dining table, tiled flooring, radiator, French doors open out to the garden, rear aspect window.

LANDING
Over-stairs storage cupboard, hatch to insulted loft space, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE
12'2 x 8'1 (3.71m x 2.46m)
Built-in double wardrobe, radiator, rear aspect window.

BEDROOM TWO
10'10 x 8'4 (3.30m x 2.54m)
Exposed wooden floorboards, radiator, front aspect window having far reaching Forest views.

BEDROOM THREE
8'11 x 6'5 (2.72m x 1.96m)
Exposed wooden floorboards, radiator, rear aspect window.

BATHROOM
6 x 5'6 (1.83m x 1.68m)
Comprising a modern white three piece suite to include a P shaped bath with mains fed rainfall shower over, close coupled low level w.c and pedestal washbasin unit. Heated chrome towel rail, tiled walls and flooring, obscured front aspect window.

PARKING AND ATTACHED SINGLE GARAGE
To the front of the property is a driveway suitable for parking one vehicle. This leads to the attached garage accessed via an up and over door with power and lighting, personnel door to rear and overhead storage space.

OUTSIDE
Low maintenance front garden laid to slate. The generous rear garden features private seating areas and is predominantly laid to a mixture of slate and gravel.

SERVICES
Mains electric and water, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent.

LOCAL AUTHORITY
Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Mitcheldean, take the A4136 towards Coleford, turning left at the traffic lights towards Steam Mills/Cinderford. Continue through Steam Mills, following signs for Cinderford, and join the B4226. Follow the road uphill onto St White's Road, then turn left into Mount Pleasant Road, where the property can be found along the road on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.



Floor 0



Floor 1



Approximate total area(1)

906 ft²

Reduced headroom

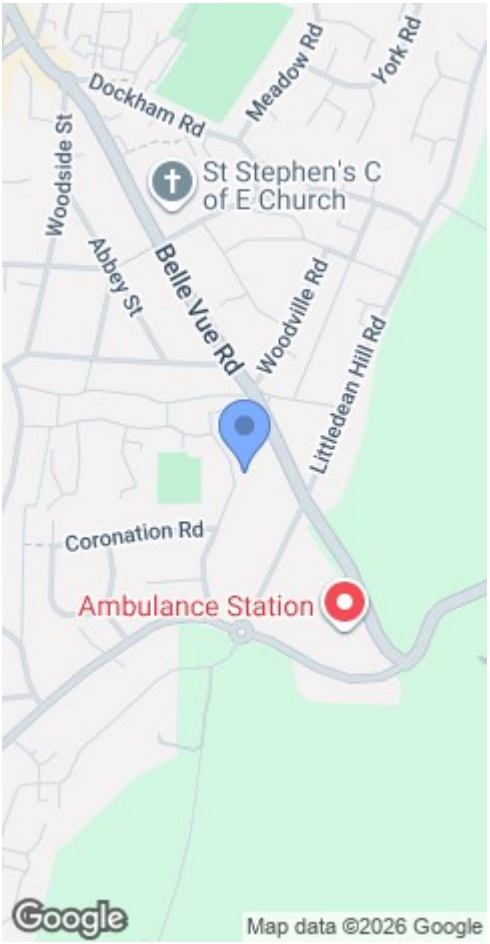
7 ft²

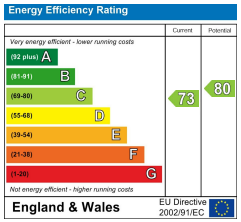
(1) Excluding balconies and terraces

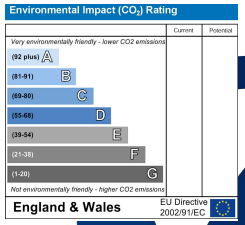
Reduced headroom ..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.