FREEHOLD

£194,999



49 SNEYD WOOD ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 3GA

- TWO BEDROOMS (ONE EN-SUITE)
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- CLOSE TO LOCAL AMENITIES
- LOUNGE
- KITCHEN/DINER
- PRIVATE, LOW MAINTENANCE REAR GARDEN
- POPULAR LOCATION

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IDEAL AS A FIRST TIME BUY, KJT RESIDENTIAL ARE DELIGHTED TO OFFER FOR SALE, THIS MODERN TWO BEDROOM SEMI-DETACHED HOME WITH ALLOCATED PARKING, GARAGE AND LOW MAINTENANCE GARDENS TO REAR, IS SITUATED IN POPULAR SNEYD WOOD. IT OFFERS EXCELLENT LIVING ACCOMMODATION WHICH COMPRISES - ENTRANCE HALL, CLOAKROOM, LOUNGE, KITCHEN/DINER, TWO BEDROOMS (ONE EN-SUITE) AND A BATHROOM. THE REAR GARDEN IS ENCLOSED WITH SUPERB DECKING AREA, ALSO HAVING PATIO AND LAWN AREAS.

Sneyd Wood is a sort after area being close to excellent woodland walks and having a highly regarded primary school. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, 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.

Entrance Hall: Radiator, stairs to first floor.

Cloakroom: Plumbing and space for W.C., (currently removed), wash hand basin, tiled splash backs, tiled floor.

Kitchen/Diner: 10' 5" x 6' 7" (3.17m x 2.01m), Fitted at wall and base level providing worktop and storage space, sink unit, integrated electric oven with gas hob and extractor hood, space and plumbing for a washing machine, space for fridge/freezer, window to front, tiled floor.

Lounge: 13' 7" x 13' 1" (4.14m x 3.98m), Under-stairs storage cupboard, radiator, window and French doors to rear, wood effect floor.





First Floor Landing: Airing cupboard.

Bedroom One: 10' 8" x 10' 3" (3.25m x 3.12m), Radiator, window to front with views over the Forest and beyond.

En-suite: Shower enclosure with electric shower W.C., wash hand basin with vanity unit, tiled splash-backs, radiator, window to front.

Bedroom Two: 12' 9" x 6' 11" (3.88m x 2.11m), Radiator, access to loft, window to rear.

Cinderford Office, Briarwood Chambers, 15 High Street, Cinderford, Gloucestershire GL14 2SE
Email: cinderford@kjtresidential.co.uk
Associated offices also at Coleford, Lydney and Gloucester.

Bathroom: 6' 5" x 6' 5" (1.95m x 1.95m), Bath with shower attachment, W.C., wash hand basin, radiator, tiled floor, tiled splash-backs, window to rear.

Outside: Steps lead to the front of the property. To the rear is a patio area and Astroturf providing outdoor entertaining space and a fabulous decked seating area, perfect for relaxing on a summer evening. A pathway provides access to the rear where there is a single garage with one parking space.

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

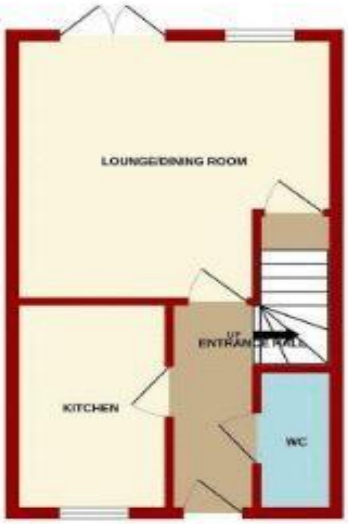








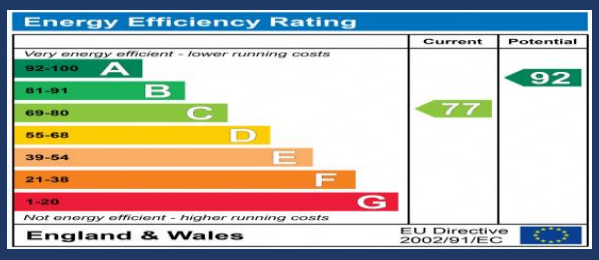
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.











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