Dean
ESTATE AGENTS

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Sunnyhill Road

Cinderford, GL14 2JE

£90,000

2 1 1





Situated on Sunnyhill Road in Cinderford, this delightful property offers a perfect blend of comfort and convenience. Built between 2000 and 2009, the home boasts modern features while maintaining a warm and inviting atmosphere.

Upon entering, you will find a reception room that serves as an ideal space for relaxation or entertaining guests. The room is filled with natural light, creating a welcoming environment for both quiet evenings and social gatherings.

The property comprises two well-proportioned bedrooms, providing ample space for rest and personalisation. Each bedroom is designed to offer a peaceful retreat, ensuring a restful night's sleep.

Completing the accommodation is a thoughtfully designed bathroom, equipped with essential amenities to cater to your needs.

This property is not only a comfortable home but also benefits from its location in Cinderford, a town known for its friendly community and picturesque surroundings. With local amenities and beautiful countryside nearby, you will find everything you need within easy reach.

This residence is an excellent opportunity for those seeking a tranquil lifestyle in a supportive environment. Do not miss the chance to make this lovely property your new home.







Entrance Porch :
9'4" x 5'2" (2.85 x 1.60)
Upvc double glazed windows and doors.

Entrance Hall :
13'9" x 2'7" (4.20 x 0.80)

Sitting Room :
11'7" x 9'4" (3.54 x 2.86)
Double glazed Patio doors to side, double glazed bay window to front, twin panel radiator. Forest views.

Kitchen :
7'6" x 9'4" (2.30 x 2.87)
Fitted with wall and base units, sink unit, gas hob, electric oven, washing machine, gas boiler, radiator and glazed door to sitting room and hallway, double glazed window to side.

Bedroom 1 :
9'9" x 9'4" (2.99 x 2.87)
Double glazed window to side, fitted wardrobe and fitted overhead cupboards, radiator.

Bedroom 2 :
7'4" x 6'8" (2.24 x 2.04)
Double glazed window to side, fitted wardrobe, radiator.

Shower Room :
6'3" x 6'9" (1.91 x 2.06)
Double glazed window to side, shower cubicle, wash hand basin in vanity unit, WC, panel walls and radiator.

Outside :
Steps to front entrance and Veranda, gravelled garden, outside tap, private patio area and pond to the side and garden shed to the rear, pathway giving access around the property, views towards the Forest.






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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

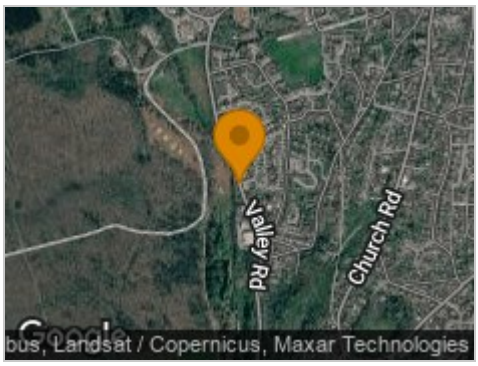
As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

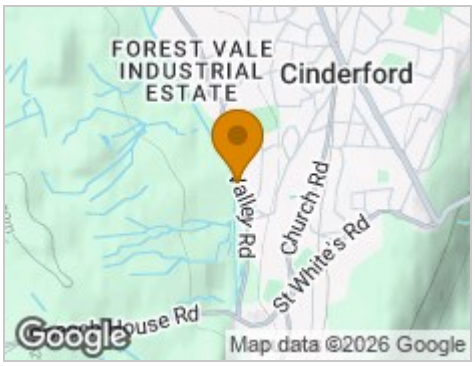
Road Map



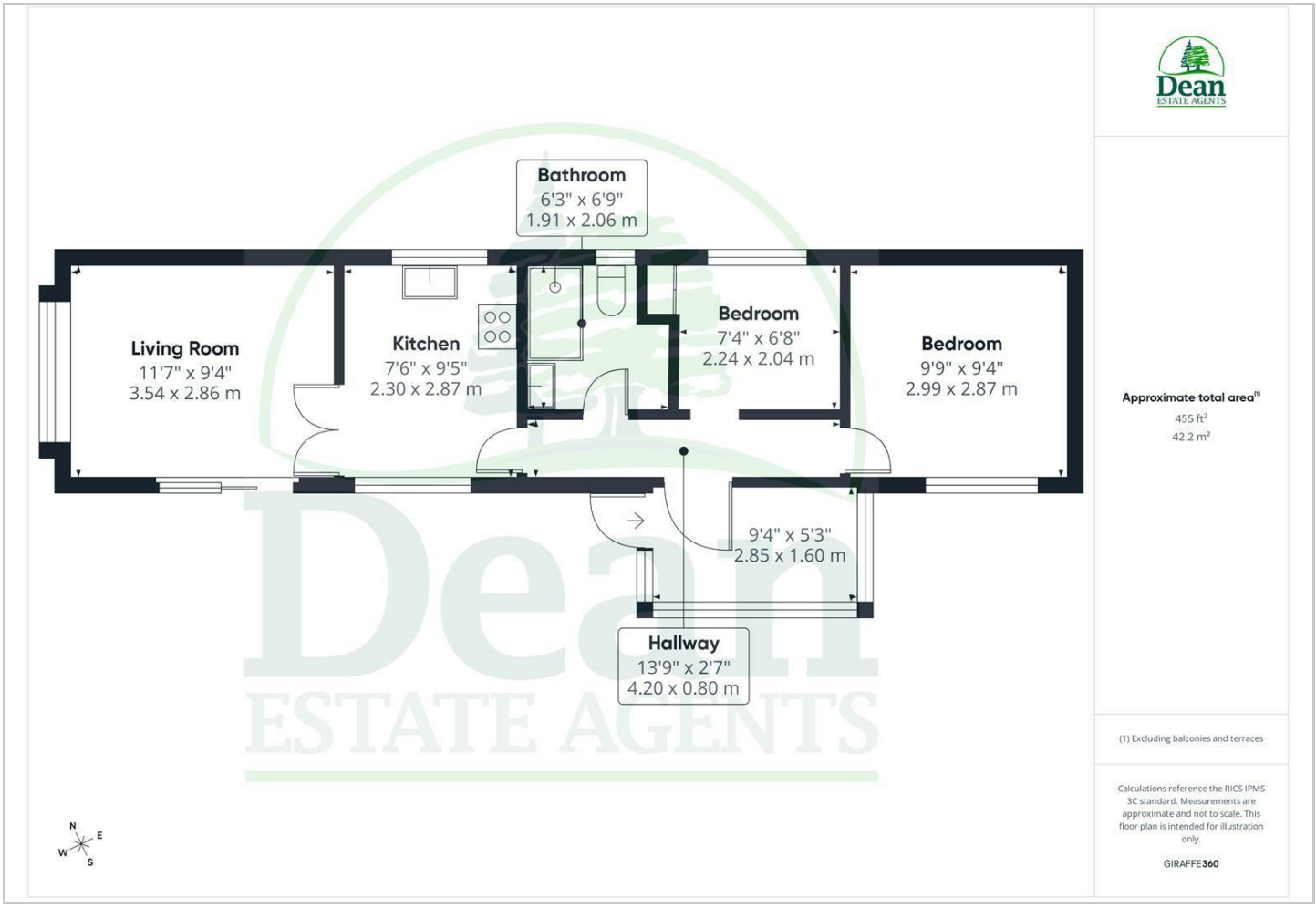
Hybrid Map



Terrain Map



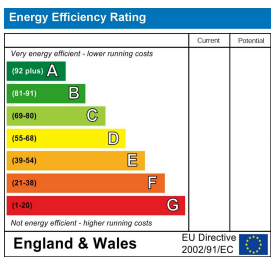
Floor Plan



Viewing

Please contact our Cinderford Office
on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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The Property Ombudsman