



Sunnyhill Road

Cinderford, GL14 2JE

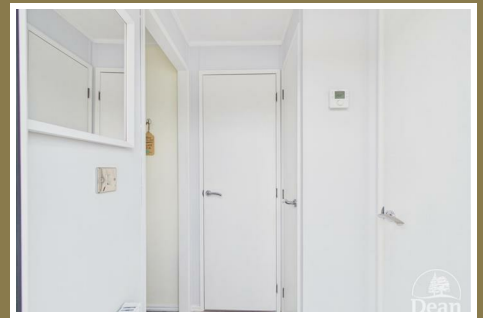
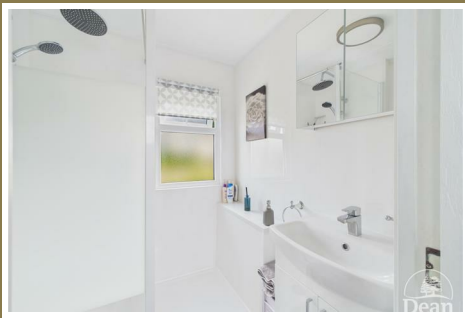
Offers Around £79,950



Nestled in a tranquil setting on Sunnyhill Road, Cinderford, this charming property offers a peaceful retreat for those aged over 55. With one bedroom, a comfortable reception room, and a modern bathroom, this home is designed for ease and convenience.

The property is situated on the edge of town, providing a serene atmosphere while still being within easy reach of local amenities. Residents will appreciate the close proximity to beautiful woodlands, perfect for leisurely walks and enjoying nature.

This delightful home is ideal for individuals seeking a quiet lifestyle in a friendly community. With its appealing location and thoughtful design, this property presents a wonderful opportunity for a relaxed and fulfilling living experience.



Entrance Hallway :

3'9" x 4'3" (1.15 x 1.32)

Entered via half glazed UPVC door, storage cupboard, vinyl flooring, radiator, doors to bedroom, shower room and kitchen.

Kitchen :

7'5" x 9'8" (2.27 x 2.95)

Base and wall cabinets, sink unit, electric oven, hob and extractor hood, tiled splash back, space and plumbing for washing machine, space for tall fridge/freezer, vinyl flooring, radiator, UPVC double glazed windows to both side aspects.

Lounge :

10'9" x 9'8" (3.28 x 2.96)

Radiator, UPVC half glazed door to outside, UPVC double glazed window to front aspect with woodland views.

Bedroom :

6'11" x 9'6" excluding wardrobe (2.13 x 2.90

excluding wardrobe)

Fitted wardrobe, radiator, UPVC double glazed window to rear.

Shower Room :

5'3" x 5'2" (1.61 x 1.59)

Walk in shower with rain head over, low level WC, vanity wash hand basin, radiator, vinyl flooring, UPVC double glazed window to side aspect.

Outside :

Low maintenance gardens laid to paving and Cotswold stone, with a stone built shed to the rear.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright.

You must obtain permission from the owner of the images to reproduce them.

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.

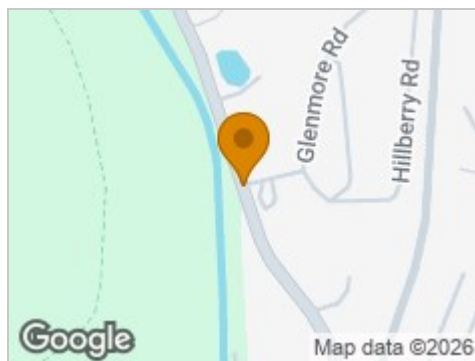
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried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

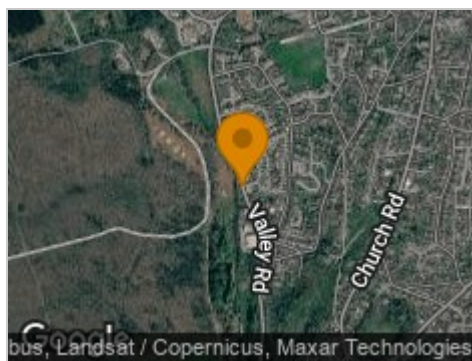
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

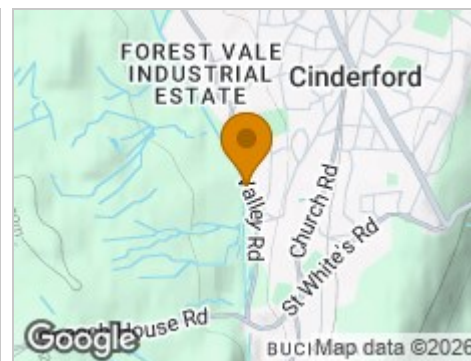
Road Map



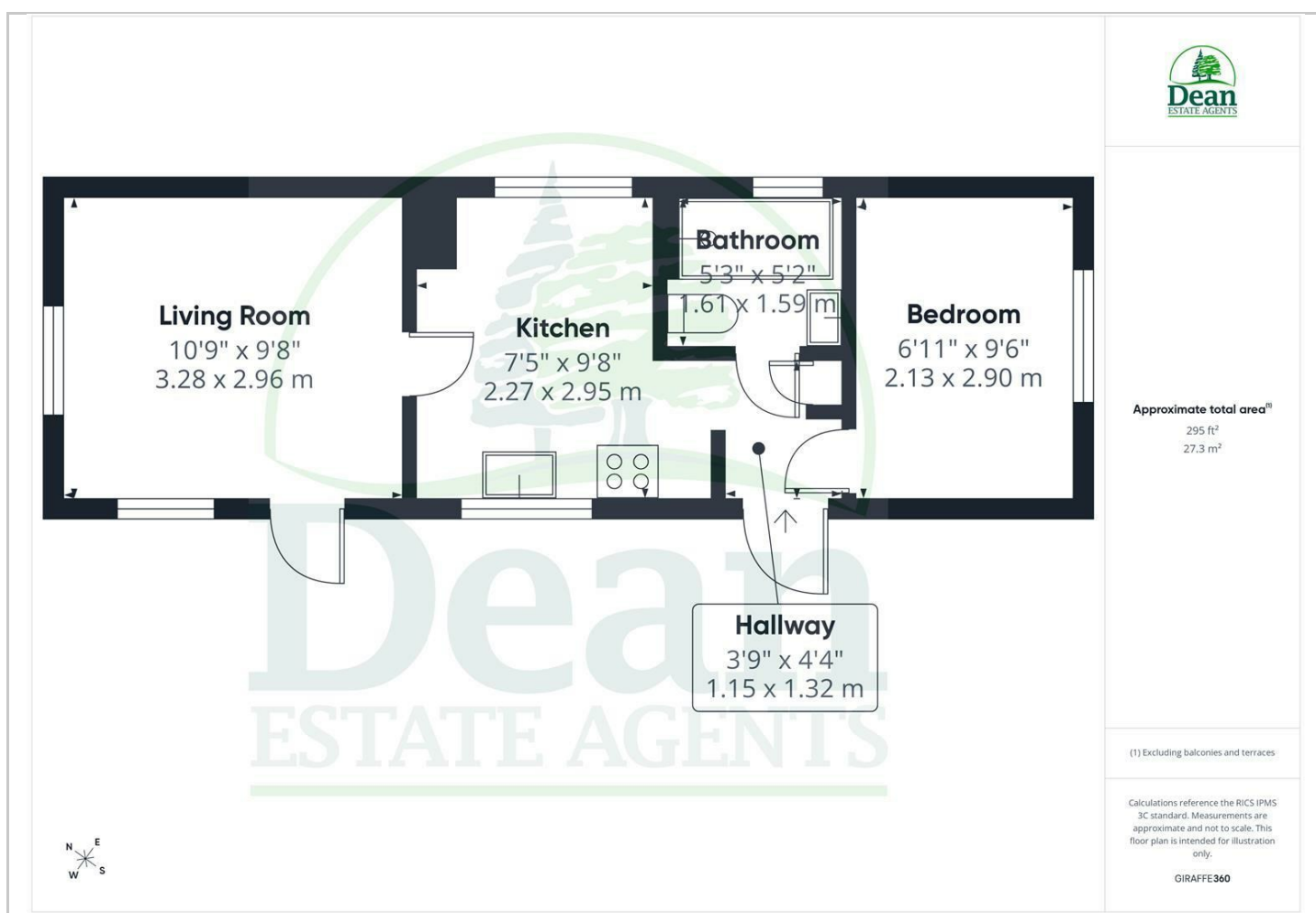
Hybrid Map



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.