



Mount Pleasant Road, Cinderford
£290,000

3 bedroom semi-detached house for sale | Freehold

At first glance

- 3 Bedrooms
- Close to local amenities in Cinderford town
- Garage
- Ideal location
- Off-road parking
- Secure, enclosed garden to rear
- Town location
- Forest views
- Larger than average plot size

In detail

Offered for the first time since new: A well-presented three bedroom semi-detached property offering off-road parking, well-maintained gardens to front and rear, and garage with power supply, situated in an ideal location close to local amenities.

This property offers comfortable accommodation set over two floors. Internally comprising; entrance hall, WC, lounge, kitchen/diner, three bedrooms and bathroom. Externally there is parking to the front, garage with power and lighting supply, and enclosed rear garden.

The property is situated in Cinderford, Forest of Dean. 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.

Council Tax Band: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance porch

Window to front aspect, access through to entrance hall.

Entrance hall

Access through to WC and lounge, stairs leading up to first floor.

WC

WC, wash hand basin, window to front aspect, radiator.

Lounge

Wood effect flooring, radiator, window to front aspect, access through to kitchen/diner.

Kitchen/diner

Tiled flooring, fitted units at eye and base level with worktop space, integrated oven with hob and extractor fan above, sink unit with French doors leading out to rear, space for dining table and chairs, space for freestanding fridge freezer.

FIRST FLOOR:

Landing

Carpeted flooring, airing cupboard, access to all bedrooms and bathroom.

Bedroom 1

Carpeted flooring, radiator, built-in wardrobe, window to rear aspect.

Bedroom 2

Wooden floorboards, radiator, storage cupboard, window to front aspect.

Bedroom 3

Wooden floorboards, radiator, window to rear aspect.

Bathroom

Bath with shower attachment and taps, wash hand basin, WC, tiled walls, window to front aspect.

Outside

To the front of the property, there is a driveway providing parking and a well-maintained gravelled area. There is a garage with power and lighting supply which provides access through into the rear garden.

The rear garden is enclosed and is beautifully maintained, laid mainly to gravel. There is "non slip " decking along with raised boarders.

Viewings

By prior appointment with Hills.

Services

Mains gas, electric, water and drainage connected.

** The heating system and services, where applicable, have not been tested. **

Rates

Council Tax Band: C

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

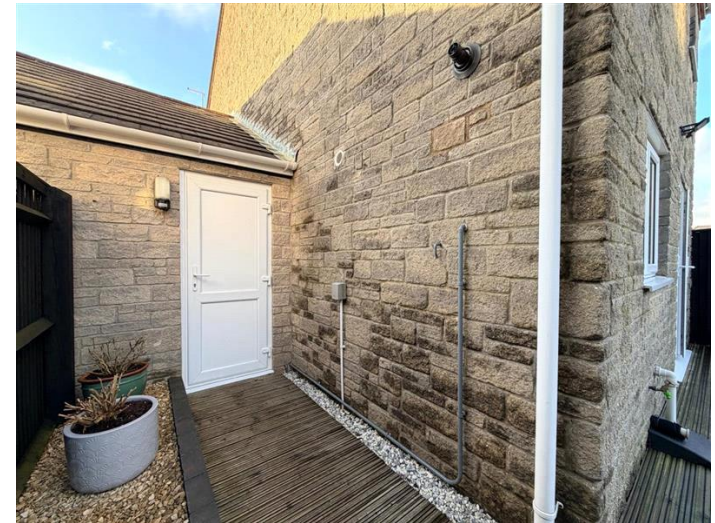
Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We ask for your cooperation.





Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.1 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.