



CINDERFORD

Offers over **£375,000**



A ARCHER & CO

www.archerandco.com

To book a viewing call 01989 768484

7 ABBOTS ROAD

Cinderford, Gloucestershire GL14 3BN



Immaculate three, detached family home
Extensive living accommodation throughout with an extension
Sought after location with easy access to local amenities

Cinderford is a town nestled in the heart of the Forest of Dean in Gloucestershire, England. Known for its rich industrial heritage, Cinderford offers a blend of historical significance and natural beauty.

The town is surrounded by lush woodlands, making it a haven for outdoor enthusiasts who enjoy hiking, cycling, and exploring the scenic countryside. Its central location within the Forest of Dean allows for easy access to nearby attractions such as the Dean Heritage Centre and the scenic Wye Valley along with easy access to local school, shops and transport links.

This superb three-bedroom detached house, built in the 1930s, offers stunning double views of both the Severn Estuary and the Forest of Dean, stretching towards the Black Mountains, including the Skirrid and Sugar Loaf.

The property, which has recently been rewired, re-roofed, and equipped with a new central heating system, boasts planning permission with work well underway for a large kitchen/living room extension featuring a unique glass wall which will bring light floods of light throughout the room.



Offers over
£375,000



KEY FEATURES

- Detached three-bedroom family home
- Extensive living accommodation & extension
- Immaculately presented throughout
- Far reaching views to the front
- Driveway with off road parking
- Sought after location with easy access amenities



STEP INSIDE



Once completed, this spacious home will provide generous living and entertaining space and modern comforts, this is a home that can adapted to your needs over time.

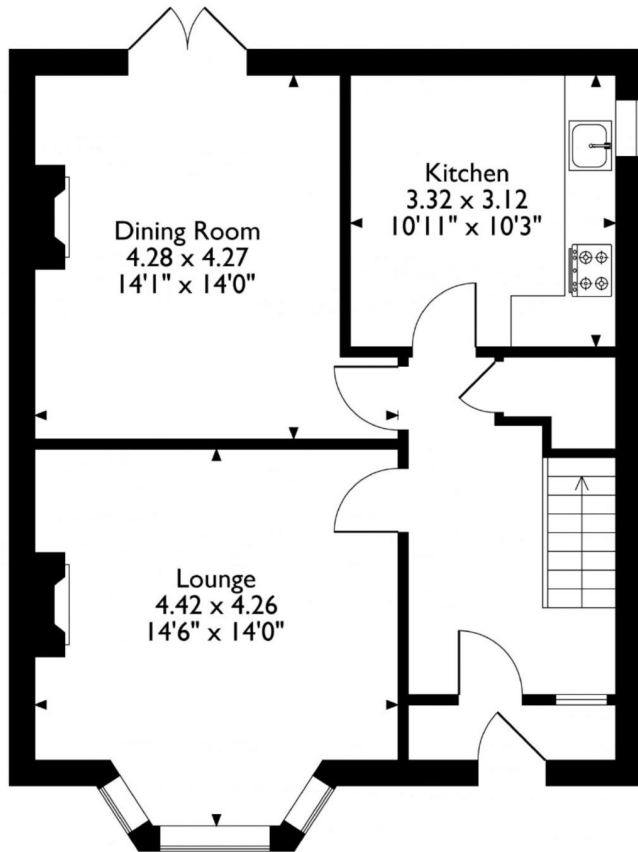
Upon entering, you are welcomed by a spacious porch with a tiled floor that leading into the hallway. The hallway features a radiator and an under-stairs storage cupboard.

The lounge, with a fireplace and a bay window, offers superb far reaching views and makes this the perfect space to sit and relax whilst overlooking some beautiful sunsets.

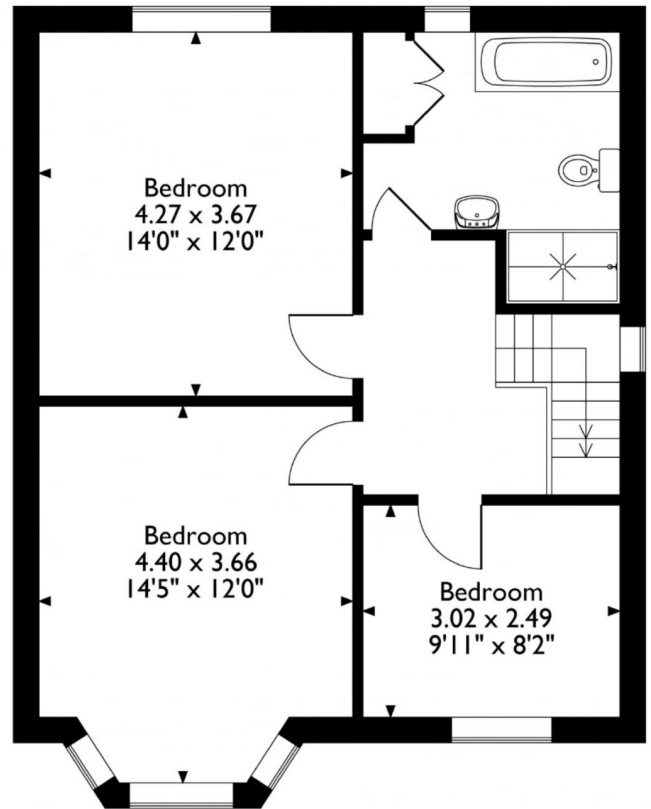
The dining room, adorned with a fireplace, brick hearth, and wood-burning stove, has French doors leading to the partially constructed extension.

The kitchen/breakfast room is fitted with wall and base units, offering ample worktop and storage space. It includes a sink unit, a double oven with hob and hood, tiled splashbacks, and a breakfast bar. From the kitchen, a door leads to additional rooms and the extension.

Approximate Gross Internal Area 112 Sq M/1206 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the galleried landing leads to the three bedrooms. The master bedroom, with a bay window, provides fantastic views across the Severn Estuary.

The second bedroom offers equally stunning views across the Forest of Dean to the Welsh Mountains.

The third bedroom also faces the Severn Estuary, ensuring magnificent views from every room.

The recently upgraded bathroom includes a bath, vanity wash hand basin, W.C., and a walk-in shower with tiled floors and walls.

STEP OUTSIDE



Outside, the property is approached via a brick-paved driveway bordered by a lawned area and herbaceous borders, all set against the backdrop of far-reaching views. The driveway continues to the side and rear of the property, where the partially constructed extension is located.

The rear garden features lawns, herbaceous borders, and a conifer screen with an archway leading to a utility area where you will find a garden shed and an original air raid shelter. This home, with its superb views and extensive improvements, is a perfect home with the option of completing the extension to create more living space.

INFORMATION

Postcode: GL14 3BN
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: TBC





DIRECTIONS

From Cinderford town centre head up the Highstreet away from the town centre and then take the second exit over the round about onto Belle Vue Road follow the road and then turn right onto Abbots Road where you will find the property on your right hand side.



52 Broad Street, Ross-on-Wye, HR9 7DY

01989 768484

ross@archerandco.com

www.archerandco.com



ARCHER
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.