



CINDERFORD

Guide price **£300,000**



17 HEYWOOD ROAD

Cinderford, Gloucestershire GL14 2PL



Former farmhouse
Characterful three-bed, detached cottage
Generous living accommodation throughout

Cinderford is a charming market town in the heart of the Forest of Dean, Gloucestershire. Surrounded by ancient woodlands, it offers abundant outdoor activities like hiking and cycling. The town features a mix of traditional and modern amenities, including shops, cafes, a newly built college, and leisure facilities.

Entering through a charming wrought iron gate, you will find the front courtyard leading to the entrance door. The lounge has a feature stone fireplace. The dining room has doors out to the garden and a door into the kitchen.

The kitchen includes a UPVC double glazed window to the rear elevation, a range of base and eye-level fitted units and drawers with work surfaces and tiled splashbacks, an integrated electric oven and four-ring gas hob with an extractor over, and a double Belfast-style sink with mixer taps. There is space for a washing machine and fridge freezer, a wall-mounted gas central heating boiler, tiled flooring and spot lighting.

On the first floor, the landing leads to the various rooms. The first bedroom features two double glazed windows to the front with delightful elevated woodland views, exposed wooden flooring and a feature ornate fireplace.

The second bedroom includes a window to the front elevation with elevated views towards the Forest of Dean. The third bedroom is a generous size. The family bathroom includes a four piece suite and is a generous size

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KEY FEATURES

- Detached three-bedroom cottage
- Extensive living accommodation throughout
- Character features throughout
- Private garden to the rear
- Garage with power and lighting
- Within easy access to local amenities

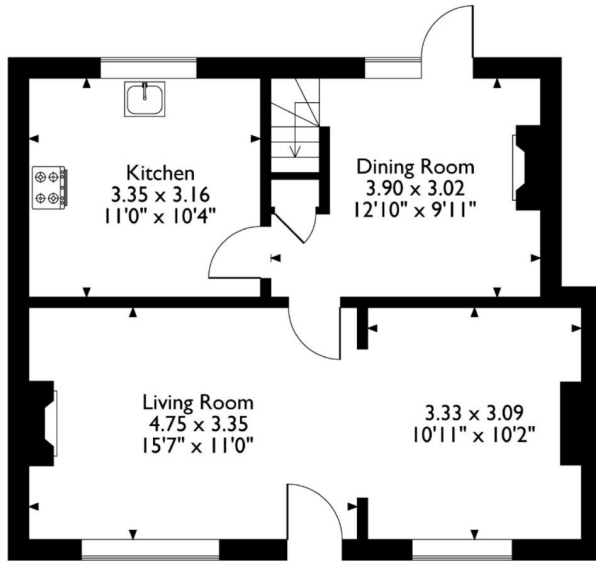


Outside, the property features a charming stone-walled courtyard garden at the front. To the rear, there is an enclosed garden with a raised, paved seating area with storage underneath.

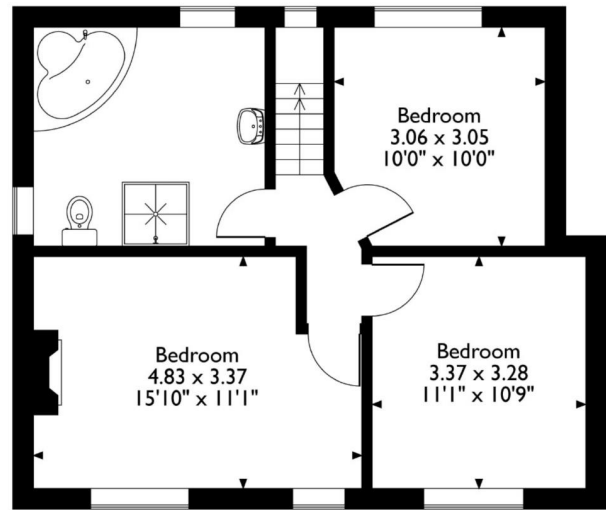
There is side access to the front of the property, a pathway leading up the garden to the outside store shed with power and lighting, and pedestrian and vehicle gated rear access to the garage. The garage has an up-and-over door, power, and lighting.



Approximate Gross Internal Area 102 Sq M/1098 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.

DIRECTIONS

From Cinderford High Street heading up the hill turn left onto Heywood Road where you will find the property on your right hand side.



INFORMATION

Postcode: GL14 2PL
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	44	79
England & Wales		
EU Directive 2002/91/EC		

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