



CINDERFORD

Guide price **£325,000**



11A DOCKHAM ROAD

Cinderford, Gloucestershire GL14 2AJ

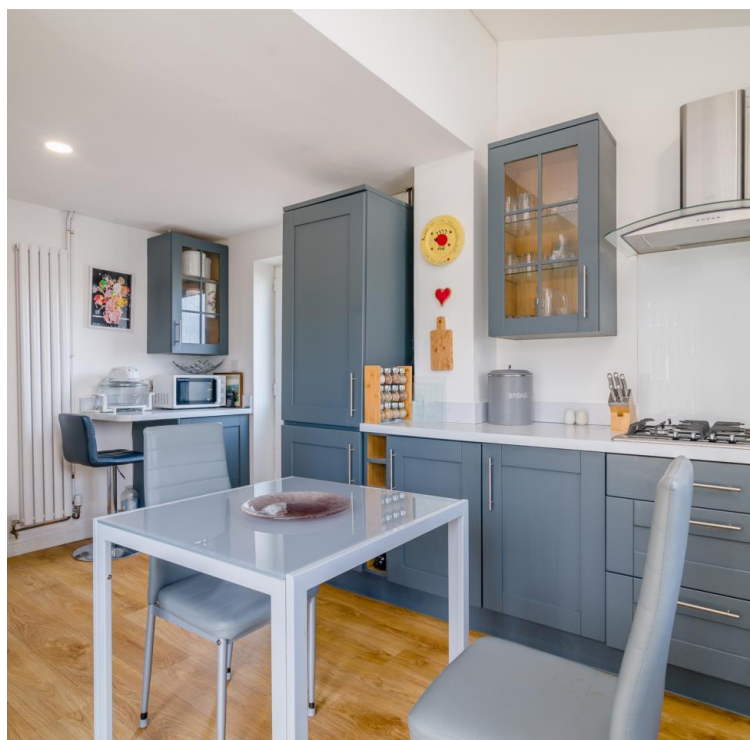


Three bedroom detached property
Conveniently located within walking of town centre
Detached garage and off-road parking

Situated within easy walking distance of Cinderford town centre, this well-presented detached home offers a spacious and versatile layout, ideal for families or those seeking comfortable living in a convenient location. With three bedrooms, two reception rooms, a modern kitchen, and both a family bathroom and en-suite, the property combines practicality with a welcoming atmosphere. Outside, it benefits from a detached garage, off-road parking, and attractive front and rear gardens, making it a superb choice for buyers looking for a ready-to-move-into home close to local amenities.

Cinderford is a small town nestled in the heart of the Forest of Dean, Gloucestershire. Known for its rich industrial heritage and close-knit community feel, the town offers a blend of historic character and modern convenience. Surrounded by stunning woodland and countryside, it's an ideal location for those who enjoy outdoor activities such as walking, cycling, and wildlife spotting.

Cinderford provides a range of local amenities, including supermarkets, independent shops, cafes, schools, and a cinema, as well as healthcare and leisure facilities. The town also has good transport links to nearby towns such as Coleford, Lydney, and Gloucester, making it a practical choice for commuters and families.



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KEY FEATURES

- Conveniently located within walking distance of Cinderford town centre
- Spacious detached property with three bedrooms and two bathrooms
- Separate living room, dining room, and modern fitted kitchen



STEP INSIDE

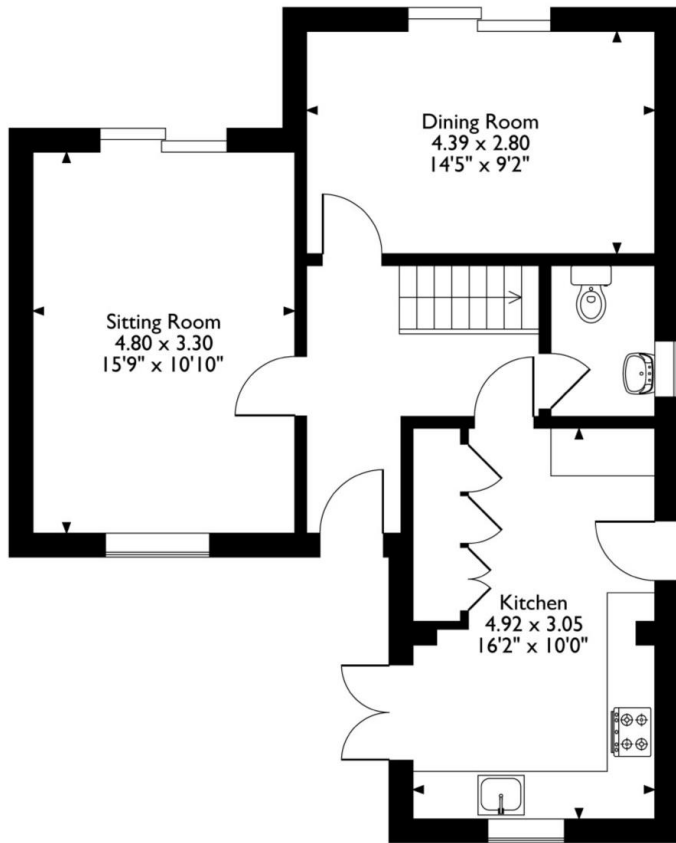


This detached property is conveniently located within easy walking distance of Cinderford town centre. Offering spacious and well-planned accommodation, it features a welcoming entrance hallway leading to a generously sized living room with both front and rear aspects, and direct access to the rear garden through sliding patio doors.

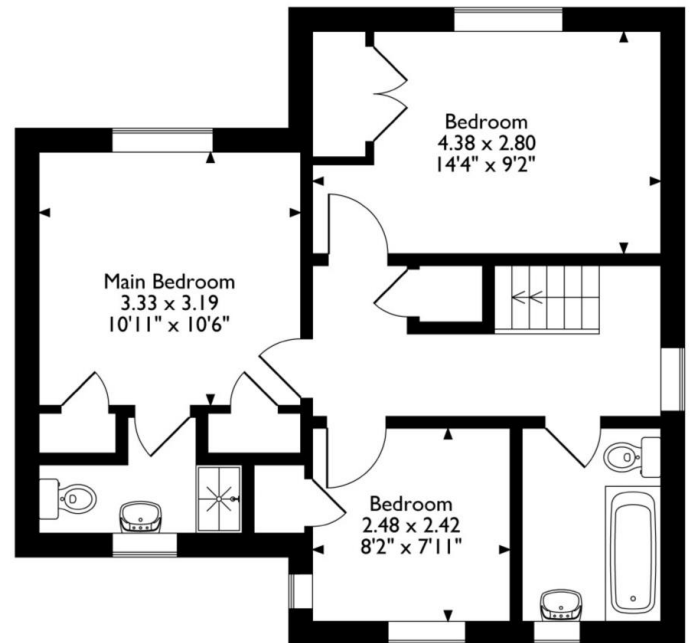
Adjacent is a separate dining room, also with access to the garden, providing an ideal space for family meals or entertaining.

The kitchen is fitted with a range of matching wall and base units, integrated appliances including a dishwasher, gas hob, and double oven, and has space for an American-style fridge/freezer. There is also a useful downstairs cloakroom with a built-in understairs cupboard.

Approximate Gross Internal Area 104 Sq M/1119 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 property offers three bedrooms. The master bedroom includes fitted wardrobes and an en-suite shower room.

The second bedroom is particularly spacious and includes a built-in wardrobe, while the third bedroom benefits from dual-aspect windows and built-in storage. A family bathroom with a white suite completes the first floor.

STEP OUTSIDE



Outside, the front garden is designed for low maintenance and includes decorative gravel and a circular patio, enclosed by wrought iron railings. There is off-road parking for one vehicle in front of the detached garage. The rear garden is tiered, with a lawn, shrub and flower borders, a gravelled area, and a garden shed, all providing a private and manageable outdoor space.

INFORMATION

Postcode: GL14 2AJ
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

From High Street in Cinderford head up towards Tesco to the roundabout take the first exit onto Dockham Road follow the road and you will shortly find the property on your right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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