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PROPERTIES
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9 Church Road, Cinderford, GL14 2ED

Guide Price £425,000



FREEHOLD

Guide Price £425,000

A FIVE BEDROOM/THREE RECEPTION ROOM DETACHED PERIOD HOUSE REQUIRING MODERNISATION INCLUDING AN ATTACHED ONE BEDROOM ANNEXE DATING FROM THE EARLY 20TH CENTURY, HAVING OFF ROAD PARKING AND VIEWS (IN PART). A FORMER CLASS C2 (RESIDENTIAL INSTITUTION) PROPERTY WITH PLANNING PERMISSION FOR CONVERSION TO CLASS C3 (DWELLING HOUSE) USE - P0466/23/FUL

Property Description

The property is situated in Cinderford in the heart of the Forest of Dean. There are many scenic walks to enjoy. There is local shop very close by and Cinderford Town Centre is within walking distance. Cinderford has a cinema in the Town Centre as well as local amenities. There are road links to Ross on Wye 8.8 miles, Lydney 12.5 miles, Gloucester 15.5 miles.

A wider range of facilities are 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.

APPROX. GROSS INTERNAL AREAS:

Basement - 55.36 sq m / 598 sq ft
Ground Floor - 38.58 sq m / 857 sq ft
First Floor - 84.49 sq m / 909 sq ft

Total - 219.48 sq m / 2,364 sq ft

GROUND FLOOR:

Lounge - 17'7 x 16'8 (5.35m x 5.08m)
Kitchen - 14'3 x 13'8 (4.35m x 4.16m)
Bedroom - 11'4 x 9'6 (3.45m x 2.90m)
Bedroom - 11'4 x 9'9 (3.45m x 2.96m)
Shower room

FIRST FLOOR:

Bedroom - 14'11 x 12'1 (4.54m x 3.69m)
Bedroom - 15'5 x 9'4 (4.71m x 2.85m)
Bedroom - 11'5 x 10'1 (3.49m x 3.09m)
Bedroom - 11'5 x 9'9 (3.49m x 2.98m)
Bedroom - 11'9 x 9'9 (3.59m x 2.98m)
Bathroom
Cloakroom

LOWER GROUND FLOOR:

Utility/Plant room - 17'2 x 11'5 (5.23m x 3.49m)
Porch

In addition, there is a self contained flat providing
Bedroom - 11'6 x 11'1 (3.50m x 3.38m)
Dining room - 14'11 x 11'6 (4.54m x 3.50m)
Kitchen - 12'1 x 5'10 (3.68m x 1.78m)
Utility room - 9'7 x 4'9 (1.70m x 1.42m)
Shower room

OUTSIDE: tarmacadam driveway to the side with access of Meendhurst Road, rear courtyard style garden with walled boundaries.

SERVICES: To be confirmed. Gas central heating. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

OUTGOINGS: COUNCIL TAX BAND 'C'.

PLANNING: consent has been obtained for a 'change of use of existing building from Class C2 (Residential Institutions) to Class C3 (Dwelling Houses)'. Planning Ref. No. P0466/23/FUL.

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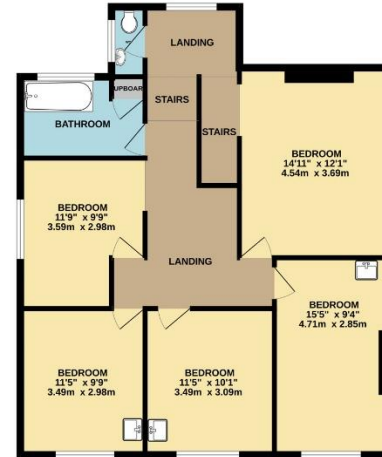
LOWER GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



GROUND FLOOR
886 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
920 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 2543 sq.ft. (236.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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