



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



**26a Upper Bilson Road**  
**Cinderford GL14 2TH**



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\*No Onward Chain\* – Perfect For First-Time Buyers Or Investors Seeking A Modern, Well-Located Home In The Heart Of The Popular Town Of Cinderford. This Property Boasts Three Bedrooms, An Enclosed Garden, Off-Road Parking, Double Glazing, And Gas-Fired Central Heating. With Its Close Proximity To Schools And Local Amenities, It Provides A Comfortable And Convenient Living Experience.

The Property Accommodation Comprises Kitchen/Breakfast Room And Lounge To The Ground Floor With Three Bedrooms And A Shower Room To The First Floor.

Cinderford Is A Town Located In The Forest Of Dean District Of Gloucestershire. It Lies In The Eastern Part Of The Forest Of Dean, Approximately 10 Miles (16 Kilometres) East Of The City Of Gloucester.

Historically, Cinderford Was A Prominent Mining And Industrial Town, With Coal Mining Being A Significant Part Of Its Heritage. The Town Played A Vital Role In The Production And Transportation Of Coal During The Height Of The Mining Industry In The Area.

Today, Cinderford Has Transformed Into A Vibrant Town With A Diverse Range Of Amenities And Attractions. The Town Centre Offers A Variety Of Shops, Supermarkets, Cafes, And Restaurants, Providing Residents With Convenient Access To Everyday Necessities And Leisure Activities. The Town Also Has Community Facilities And Services, Including Schools, A Library, A Leisure Centre, And A Local Market.

Cinderford Is Surrounded By Beautiful Woodland Areas, Making It An Excellent Base For Outdoor Enthusiasts. The Nearby Forest Of Dean Offers Numerous Trails And Recreational Opportunities, Such As Walking, Cycling, And Wildlife Spotting. Popular Attractions In The Area Include The Sculpture Trail, Puzzlewood, And The Dean Heritage Centre.

A composite door leads into;

## KITCHEN/BREAKFAST ROOM 18'11 x 9'05 (5.77m x 2.87m)

A fully fitted kitchen with wall and base mounted units having rolled edge worktops, space for freestanding cooker, plumbing for washing machine, space for American style fridge/freezer, inset sink and drainer with mixer tap over, wall mounted gas fired boiler, power points, radiator, part tiled walls, tiled floor, stairs to first floor landing with storage cupboard beneath, double glazed window to front aspect, door to;

## LOUNGE 17'07 x 11'07 (5.36m x 3.53m)

Power points, tv point, phone point, radiator, laminate wood flooring, double glazed window and patio doors giving access to rear garden and parking area.

## LANDING

Loft hatch to loft space, doors to three bedrooms and shower room.

## BEDROOM ONE 10'08 x 10'04 (3.25m x 3.15m)

Power points, radiator, double glazed window to front aspect.

## BEDROOM TWO 11'00 x 8'11 (3.35m x 2.72m)

Power points, radiator, fitted shelving, double glazed window to rear aspect looking over the garden.

## BEDROOM THREE 9'01 x 8'06 (2.77m x 2.59m)

Power points, radiator, double glazed window to rear aspect looking over the garden.

## SHOWER ROOM 8'09 x 7'07 max (2.67m x 2.31m max)

Shower cubicle with tiled surround, low level wc, vanity handbasin with tiled splashbacks, extractor, part tiled walls, double glazed window to front aspect.

## OUTSIDE

The rear garden is laid to lawn with flower and bush borders, garden shed. A gate leads to the parking area.

## SERVICES

Mains water, drainage, electricity and gas.

## WATER RATES

Severn Trent- to be advised.

## LOCAL AUTHORITY

Council Tax Band: B  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## DIRECTIONS

From Mitcheldean proceed along the A4136 in the direction of Cinderford and Coleford. Turn left at the Nailbridge traffic lights signposted Cinderford, proceed along the road passing the Gulf garage on the right hand side. Turn right in to Seven Stars Road just before Applegreen garage and continue in to Upper Bilson Road where the property can then be found after a short distance on the left hand side.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



While every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of plots, sections, areas and fittings are only approximate and do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operation or efficiency for any reason.

### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.