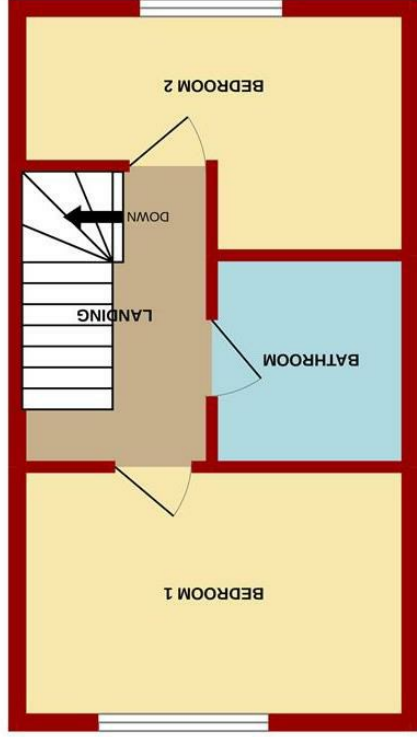
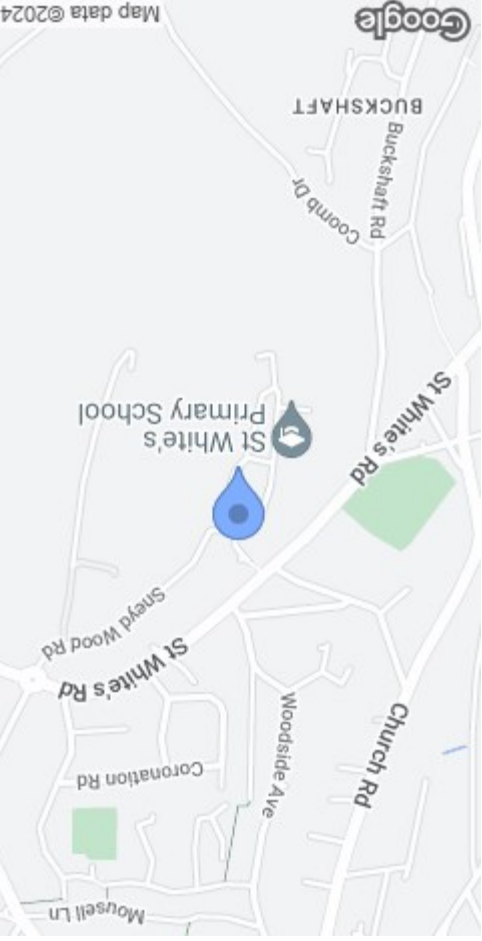




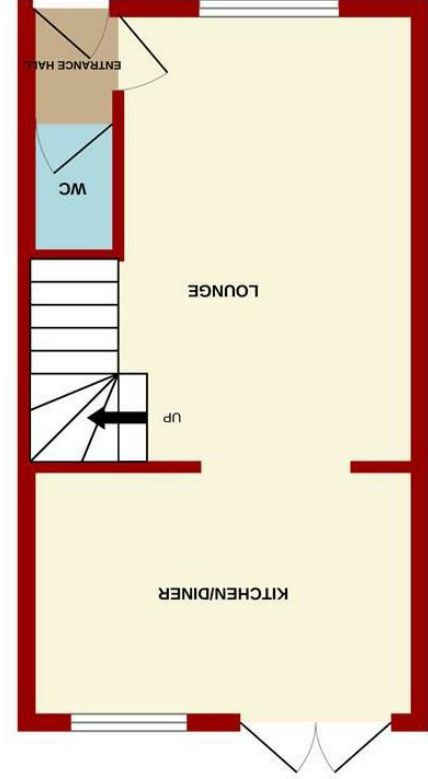
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, appliances and fixtures shown have not been tested and no guarantee as to their quality or efficiency can be given.
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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (93-100) Green B (81-92) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (100-120) Green B (120-140) Yellow-Green C (140-160) Yellow D (160-180) Orange E (180-200) Red-Orange F (200-220) Red G (220-240) Dark Red



1ST FLOOR



GROUND FLOOR



29 Wellingtons Grove
 Cinderford GL14 3GB



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£210,000

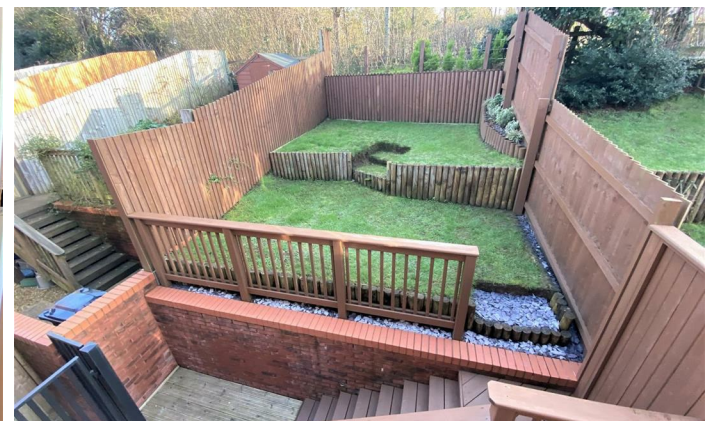
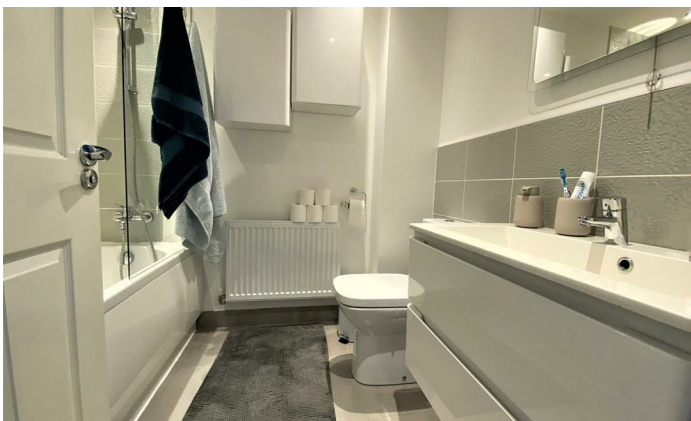
This Beautifully Presented Two-Bedroom Semi-Detached Home Is An Ideal Choice For First-Time Buyers Or Investors. It Features An Entrance Hall, A Cozy Living Room, A Spacious Kitchen/Diner And A Convenient Cloakroom. Upstairs, There Are Two Bedrooms And A Well-Appointed Bathroom. The Property Offers Double Glazing, Gas-Fired Central Heating, Off-Road Parking For Two Vehicles, A Lovely Tiered Garden Backing On To Fields And Scenic Woodland Views In The Distance. It Is Conveniently Located On The Outskirts Of A Popular Town, Offering A Perfect Blend Of Serenity And Easy Access To Amenities. Don't Miss Out On This Immaculate Home!

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.



Accessed via a composite door into:

ENTRANCE HALL

Tiled flooring, radiator, door into:

CLOAKROOM

Low Level close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, radiator, extractor fan and tiled flooring.

LIVING ROOM

15'0" x 9'11" (4.57m x 3.02m)

TV point, phone point, power points, hardwood flooring, radiator, wall mounted thermostat control, double glazed window to front aspect with view towards woodland, stairs to the first floor, an opening leads into the:

KITCHEN/DINER

13'6" x 8'5" (4.11m x 2.57m)

Range of wall and base mounted units with granite effect worktops, inset one and a half bowl sink and drainer with mixer tap above, built in electric oven with electric induction hob over and extractor above, glass splashback, integrated dishwasher, washing machine and freezer, space for a fridge, wall mounted gas fired combi boiler, power points, ceiling spotlights, tiled floor in kitchen area with continuation of the hardwood floor in the dining space, radiator, rear aspect window overlooking the garden, double glazed patio doors leading to the rear garden.

LANDING

Loft hatch gives access to the insulated loft space, hardwood flooring, power points.

BEDROOM 1

13'7" x 8'4" (4.14m x 2.54m)

Power points, TV point, radiator, hardwood flooring, double glazed window to rear aspect looking out over the garden.

BEDROOM 2

13'7" x 7'11" (4.14m x 2.41m)

Power points, TV point, phone point, radiator, hardwood flooring, double glazed window to front aspect with elevated views towards woodland and the Welsh Mountains in the distance.

BATHROOM

6'11" x 6'0" (2.11m x 1.83m)

Modern three piece suite to include a bath with mixer tap above and shower over, tiled surround, low level close coupled WC, wall mounted vanity hand basin with mixer tap above, tiled splashbacks, ceiling spotlights, shaver point, radiator, tiled flooring.

GARDEN

The rear garden has a lower level decked seating area, gate giving side access to the property, steps from decking to tiered lawns all enclosed by fencing surround. At the front of the property steps and railing lead to the front door and canopy entrance with outside light, side access to the garden.

Opposite the property are two allocated off road parking spaces.

SERVICES

Mains water and drainage.
Mains gas and electric.

MAINTENANCE CHARGES

Circa £160.72 per annum for maintenance of communal green spaces.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

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

TENURE

Freehold

VIEWINGS

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.

DIRECTIONS

From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini-roundabout. Continue up and over Plump Hill, turning left at the traffic lights at Nailbridge signposted to Cinderford. Continue along the road into the town centre proceeding straight over the mini roundabout into Belle Vue Road. At the brow of the hill turn right into Abbots Road, then go straight over the mini roundabout into Sneyd Wood Road. Continue along the road then turn left into Wellingtons Grove, bear right and the property can be found on the left hand side.

PROPERTY SURVEYS

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