



85 Victoria Street
Cinderford GL14 2HH



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £295,000

A SPACIOUS THREE BEDROOM DETACHED COTTAGE offering CHARACTER THROUGHOUT, believed to be one of the first stone cottages built in Cinderford, DATING BACK TO THE EARLY 1900's. Conveniently located within a 5-minute walk of Cinderford town centre, this charming home boasts an approximate 100FT ENCLOSED REAR GARDEN, providing a PEACEFUL retreat. ENJOY FAR-REACHING VIEWS TOWARDS WOODLAND, complemented by OFF-ROAD PARKING. SITUATED ON THE EDGE OF THE FOREST OF DEAN, it's an ideal location for walkers and cyclists, offering easy access to scenic trails and outdoor adventures.

The property comprises of ENTRANCE HALLWAY, UTILITY/SHOWER ROOM, KITCHEN/DINER, LIVING ROOM and SUNROOM to the ground floor with THREE BEDROOMS and BATHROOM 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.



The property is accessed via from the side elevation with door into:

ENTRANCE HALLWAY

Ceiling light, power points, radiator, wood laminate flooring, wall mounted thermostat control, stairs leading to the first floor landing, under stairs storage cupboard, double glazed upvc window to side elevation. Wooden thumb latch door into:

UTILITY ROOM/SHOWER ROOM

14'03 x 7'03 (4.34m x 2.21m)

Split levelled, corner shower cubicle with tiled surround, Mira sport shower, wall and base mounted units, rolled edge worktops, Belfast sink, plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, low level wc, ceiling strip light, power points, wall mounted gas fired boiler, wooden beams, radiator, extractor fan, upvc double glazed window to the side elevation, double glazed velux window.

KITCHEN/DINER

18'03 x 11' (5.56m x 3.35m)

Kitchen- Fitted kitchen comprising a range of base and wall mounted units, rolled edge worktops, integrated one and a half bowl stainless steel sink and drainer with mixer tap above, space for a gas range cooker, integrated fridge/freezer, breakfast bar, waterproof laminate flooring, partially tiled walls, exposed wooden beams, ceiling strip light, power points, telephone point, double glazed upvc window to rear elevation overlooking the garden having far reaching views towards woodland.

Diner- Feature fireplace with stone lintel and hearth, inset cast iron log burner, further exposed wooden beams, ceiling light, wall lights, wood laminate flooring, tv point, tv aerial, double glazed upvc window to the rear elevation overlooking the garden having far reaching views towards woodland. Wooden door gives access to the rear garden.





LIVING ROOM

20'02 x 13'02 (6.15m x 4.01m)

Feature fireplace with a wooden mantle, stone hearth, tiled surround, inset cast iron multi fuel burner, alcoves either side, ceiling lights, two radiators, power points, tv points, telephone point, wood laminate flooring, double glazed window to rear elevation overlooking the garden having far reaching views towards woodland, sash window to front elevation. Double glazed upvc door giving access to the garden.

From the Entrance Hall, stairs lead to the first floor:

LANDING

Ceiling lights, radiator, wood laminate flooring, stained glass sash window and double glazed upvc window both to the front elevation. Wooden thumb latch door into:

BEDROOM ONE

16'04 x 11'01 (4.98m x 3.38m)

Integrated storage cupboards with shelving, ceiling light, two radiators, power points, telephone point, loft hatch giving access to loft space, two double glazed upvc windows to the rear elevation overlooking the garden having stunning far reaching views towards woodland in the distance.

BEDROOM TWO

13'03 x 11'11 (4.04m x 3.63m)

Ceiling light, power points, radiator, wood laminate flooring, double glazed upvc window to the rear elevation overlooking the garden having stunning far reaching views towards woodland in the distance.

BEDROOM THREE

13'04 max x 7'8 (4.06m max x 2.34m)

Ceiling light, radiator, power points, wood laminate flooring, upvc double glazed window to front elevation, upvc double glazed sash window to side elevation.

BATHROOM

10'7 max x 7'04 max (3.23m max x 2.24m max)

Coloured suite comprising panelled bath with tiled surround, low level wc, pedestal wash hand basin, tiled splash backs, storage cupboards with radiator, ceiling light, wood laminate flooring, partially tiled walls, obscured double glazed upvc window to side elevation.



OUTSIDE

At the front of the property accessed separately from the main residence where you have access to:

CONSERVATORY

19'05 x 6'10

Via a double glazed upvc door, brick and upvc construction with poly-carbonate roof, tap.

To the front of the property there is off road parking for one vehicle. Gated access to either side leads into the rear garden which measures approximately 100ft in length, feature Japanese style patio/seating area, lawned areas, mature trees, fruit trees, bushes and plants, patio/seating area. The rear garden is made private and is secured by wire and wooden fencing surround.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed into the town centre turning right at the triangle taking the next right into Victoria Street following the road for a short distance where the property can be found set back on the right hand side.

SERVICES

Mains water, mains drainage, mains gas and mains electric.

WATER RATES

Severn Trent- Rates to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold

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

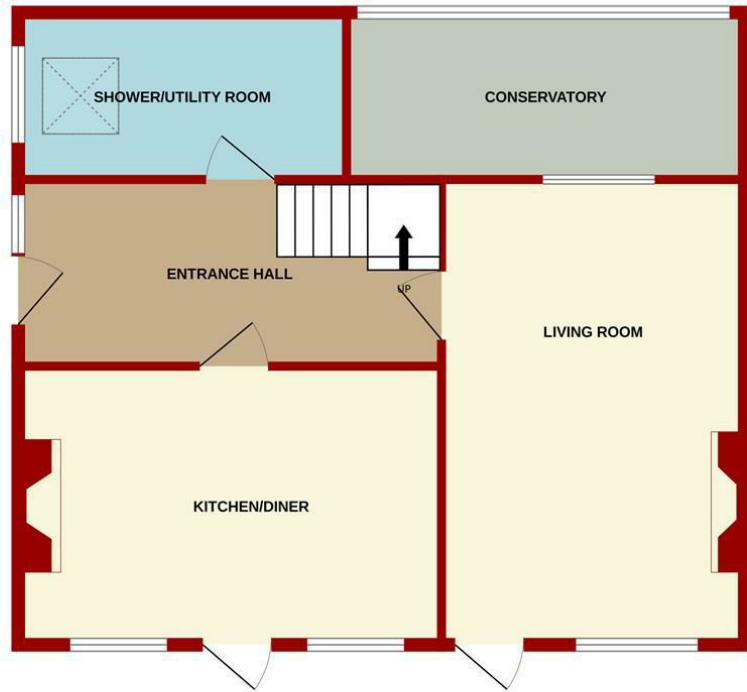




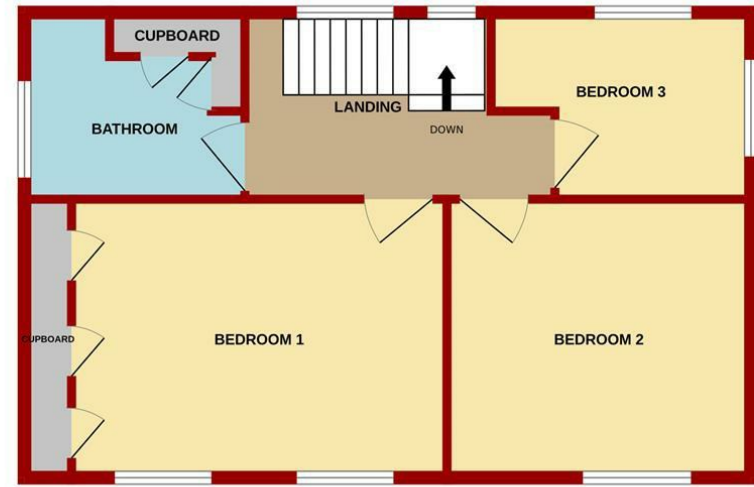
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



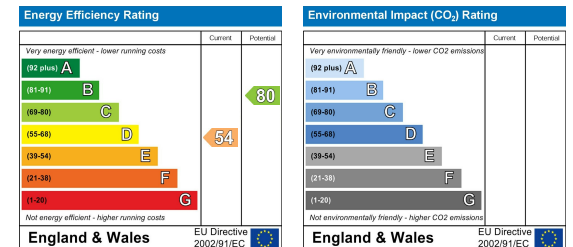
1ST FLOOR



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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