



**30 Woodside Street**  
**Cinderford GL14 2NS**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# 30 Woodside Street

## Cinderford GL14 2NS

£290,000

**MID TO LATE 19TH CENTURY THREE/FOUR BEDROOM DETACHED COTTAGE** boasting **LARGE GARDENS, OFF ROAD PARKING, GARAGE** and being situated within **CLOSE PROXIMITY OF CINDERFORD TOWN CENTRE**. This **MOST SPACIOUS** property has been enjoyed by the current owners since **2013** and has benefitted from having a **new roof, new boiler, complete re-wire, new doors and windows and a new log burner!**

The accommodation comprises **FRONT PORCH, KITCHEN/DINER, BEDROOM 4/SITTING ROOM, LIVING ROOM and CLOAKROOM** to the ground floor **WITH THREE DOUBLE BEDROOMS and LARGE FAMILY BATHROOM** to the first floor.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

Further benefits include **FEATURE FIREPLACES, GAS FIRED CENTRAL HEATING and DOUBLE GLAZING**. Viewing highly recommended to appreciate all on offer!



A composite door leads into;

## FRONT PORCH

Quarry tiled floor, radiator, double glazed windows to both side aspects, leads to;

## ENTRANCE HALL

Stairs to first floor landing, doors into Bedroom 4/Sitting Room and Kitchen/Diner.

## BEDROOM 4/SITTING ROOM

10'09 x 10'05 (3.28m x 3.18m)

Under stair storage cupboard, feature fireplace with stone hearth, power points, radiator, double glazed window to front aspect.

## KITCHEN/DINER

23'05 x 9'03 (7.14m x 2.82m)

Kitchen- A range of wall and base mounted units, electric cooker with cooker hood over, plumbing for washing machine, space for fridge/freezer, inset stainless steel sink and drainer, tiled splashbacks, tiled floor, radiator, power points, double glazed window to rear aspect looking out to the garden.

Diner- Feature fireplace with LED spotlights inset and wooden mantle, tiled floor, spotlight bar, power points and phone point, radiator, double glazed window to front aspect. Door into;

## LIVING ROOM

13'01 x 12'04 (3.99m x 3.76m)

Feature fireplace with log burner inset, stone hearth and wooden mantle, power points, tv point, radiator, double glazed window and double glazed French doors out to the rear garden.

## CLOAKROOM

Low level wc, wall mounted hand basin with tiled splashback, wall mounted gas combi boiler, heated towel rail, tiled floor, small double glazed window to side aspect.

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





## LANDING

Loft hatch to loft space, doors into the three bedrooms and bathroom.

## BEDROOM 1

13'00 x 11'09 (3.96m x 3.58m)

Power points, radiator, two double glazed windows to rear aspect overlooking the garden.

## BEDROOM 2

10'10 x 9'04 (3.30m x 2.84m)

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

## BEDROOM 3

10'11 x 10'10 (3.33m x 3.30m)

Storage cupboard, power points, radiator, double glazed window to front aspect.

## BATHROOM

11'08 x 9'03 (3.56m x 2.82m)

Double width shower cubicle, corner bath, low level w.c and vanity hand basin, part tiled walls, wood effect flooring, extractor, heated towel rail, double glazed window to rear aspect.

## OUTSIDE

The front garden is low maintenance being laid to gravel with a low fence surround. A path leads to the front door. To the side of the property is off road parking for 2/3 vehicles which in turn leads to the garage and gated access to the garden.

A large rear garden comprises various seating areas mostly laid to patio, flower and bush borders and lawned areas separated by trellis and wisteria. A feature pond with water feature makes for an idyllic space and the garden sees a great amount of sun throughout the day.

## GARAGE

Accessed via a pair of wooden doors and having power and lighting, storage area at rear and further door in to garden.

## SERVICES

Mains water, electricity, gas and drainage.

## 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.

## 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.

## DIRECTIONS

From the Mitcheldean office, continue to the roundabout and take the turning onto the A4136. Proceed over Plump Hill until you reach the Nailbridge traffic lights. Take the left turning into Cinderford and proceed to the town centre. At the mini roundabout, take the third exit into Woodside Street where the property can be found on the left hand side just after the Forest Road turning.

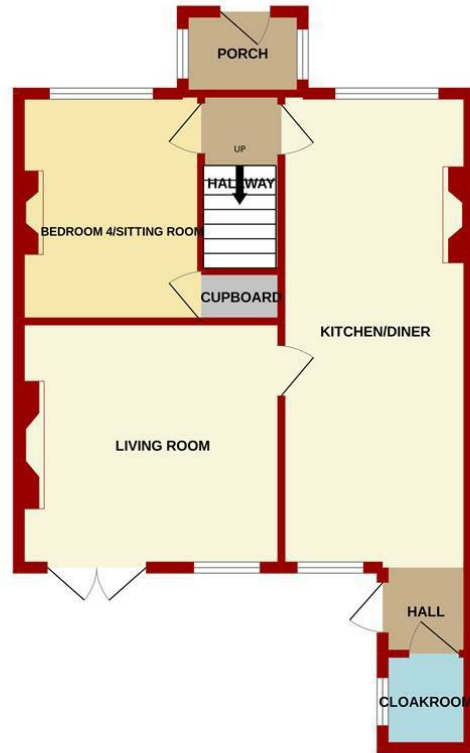
## PROPERTY SURVEYS

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





GROUND FLOOR



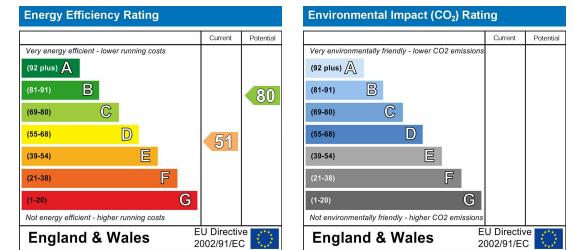
1ST FLOOR



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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