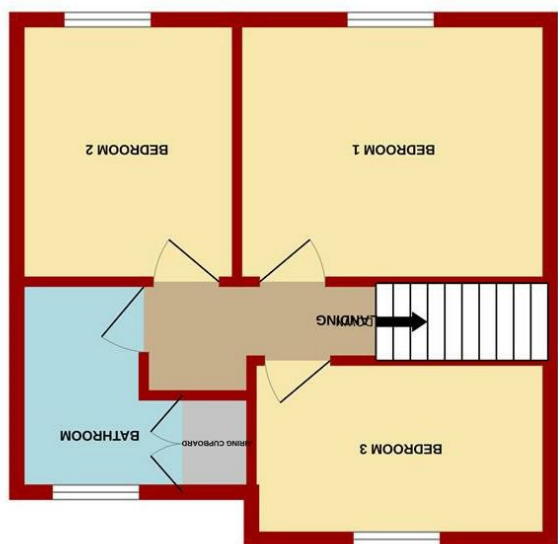
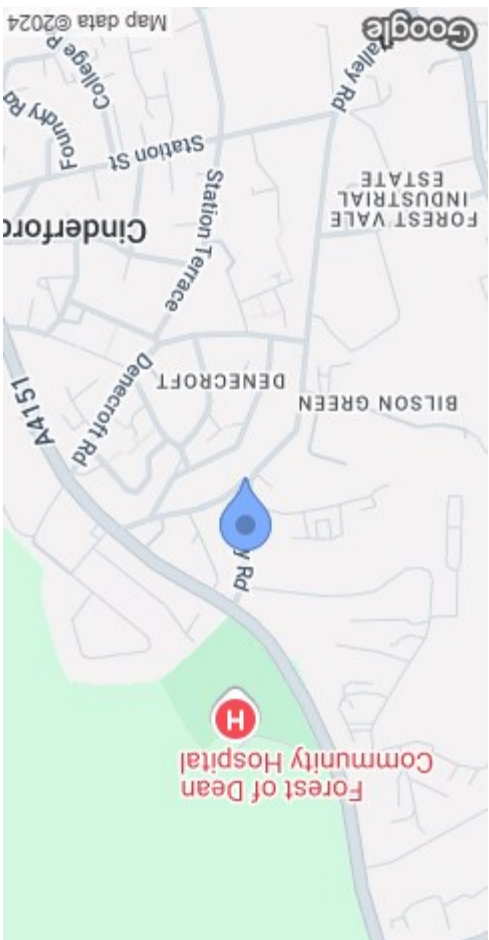




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 rooms, 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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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (93-100) B (81-92) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	 A (1-10) B (11-20) C (21-30) D (31-40) E (41-50) F (51-60) G (61-70)



1ST FLOOR



GROUND FLOOR



34 Valley Road  
 Cinderford GL14 2PA



## Offers Around £200,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE benefitting from ENCLOSED GARDENS, OFF ROAD PARKING FOR ONE/TWO VEHICLES, DOUBLE GLAZING, GAS CENTRAL HEATING and is being OFFERED WITH NO ONWARD CHAIN.

The property comprises of FRONT & REAR PORCHES, LOUNGE, PANTRY and KITCHEN/BREAKFAST ROOM 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 a small porch of dwarf wall construction, upvc double glazed door to side and front & side aspect double glazed windows. An obscure glazed panel door leads into the:

### LOUNGE

20'04 x 10'00 (6.20m x 3.05m)

Two ceiling lights, coving, chimney breast with fireplace opening, alcoves to either side, double radiator, power points, telephone point, exposed timber skirting boards, deep windows with upvc double glazed window to front aspect overlooking the courtyard garden. Door opening into:

### KITCHEN/BREAKFAST ROOM

17'07 x 9'10 (5.36m x 3.00m)

One and a half bowl single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, built-in four ring electric hob with electric double oven and filter hood above, power points, laminate flooring, plumbing for automatic washing machine, radiator, ceiling light, wall mounted gas fired central heating and domestic hot water boiler, rear aspect upvc double glazed window overlooking the rear garden. door giving access into:

### PANTRY

Lighting, shelving, tiled flooring, rear aspect obscure upvc double glazed window.

### REAR PORCH

Dwarf walls, upvc double glazed windows and door opening onto the garden.

From the Kitchen/Breakfast Room, door and stairs lead to the first floor:

### LANDING

Ceiling light, doors giving access into:

### BEDROOM ONE

11'11 x 10'00 (3.63m x 3.05m)

Ceiling light, power points, telephone point, single radiator, front aspect upvc double glazed window.

### BEDROOM TWO

10'01 x 8'00 (3.07m x 2.44m)

Ceiling light, double radiator, power point, front aspect upvc double glazed window.

### BEDROOM THREE

12'00 x 6'08 (3.66m x 2.03m)

Ceiling light, power point, single radiator, double doors to built-in wardrobe/storage cupboard, rear aspect upvc double glazed window overlooking the rear garden.

### BATHROOM

White suite with close coupled w.c, pedestal wash hand basin, P shaped bath with electric shower fitted over, curved shower screen, tiled surround, tiled flooring, ceiling light, extractor fan, radiator, door to airing cupboard with radiator and slatted shelving space, upvc obscure double glazed window.

### OUTSIDE

At the front of the property, a wrought iron gate welcomes you to the courtyard front garden, which is enclosed by brick walling. The garden area is laid with concrete and is complemented by outdoor lighting.

Gated access and a pathway lead around to the right-hand side, guiding you to the rear garden. Here, you'll find convenient amenities such as an outside tap and outdoor lighting. The garden features a patio area and a lawned space. The garden is enclosed by fencing, providing privacy.

Towards the rear of the garden, a pair of double gates offer access to the off-road parking area. Additionally, there is a small timber shed, providing practical storage space.

### SERVICES

Main electric, gas, water and drainage

### WATER RATES

Severn Trent - Rate to be confirmed

### LOCAL AUTHORITY

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

### TENURE

The property is advised as 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 available to undertake Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys