



26a Dockham Road  
Cinderford GL14 2AQ



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 26a Dockham Road

## Cinderford GL14 2AQ

Price Guide £295,000

**We Are Delighted To Be Able To Offer For Sale This Beautifully Presented Three Bedroom Semi-Detached Modern Home Built In 2015 To A High Standard And Benefitting From Entrance Hall, Lounge, Spacious Fully Fitted Kitchen/Diner And Utility/Cloakroom On The Ground Floor With Principal En-Suite Bedroom, Two Further Bedrooms And Bathroom To The First Floor. Further Benefits Include Driveway Parking, Private Low Maintenance Garden And Being Conveniently Located Just Off Of Cinderford Town Centre.**

The Property Further Benefits From Double Glazing And Gas Fired Central Heating. We Highly Advise Viewing This Superb Property To Appreciate All That Is On Offer!

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 partly glazed upvc door leads into;

### **ENTRANCE PORCH/HALL**

Radiator, tiled floor, thermostat controls, stairs to the first floor landing, doors lead into the lounge and kitchen/diner, two obscured windows to both side aspects.

### **LOUNGE**

**15'02 x 10'07 (4.62m x 3.23m)**

A light and airy room with a Tv point, phone point, radiator, window to front aspect.

### **KITCHEN/DINER**

**21'04 x 9'01 x 12'04 (6.50m x 2.77m x 3.76m)**

The modern kitchen comprises fitted eye and base level units with laminate worktops and an inset stainless steel sink and drainer, built in electric oven with gas hob and a glass splashback, space for under counter fridge or freezer, two radiators, windows to front and rear aspects, tv point, partly glazed upvc door leads out to the rear garden. Door leads into;

### **UTILITY/W.C**

**10'07 x 5'10 (3.23m x 1.78m)**

Fitted laminate worktop with space and plumbing below for a washing machine, wall mounted gas fired combi boiler, low level w.c, pedestal hand basin with tiled splash-backs, radiator, extractor, window to rear aspect.

### **LANDING**

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

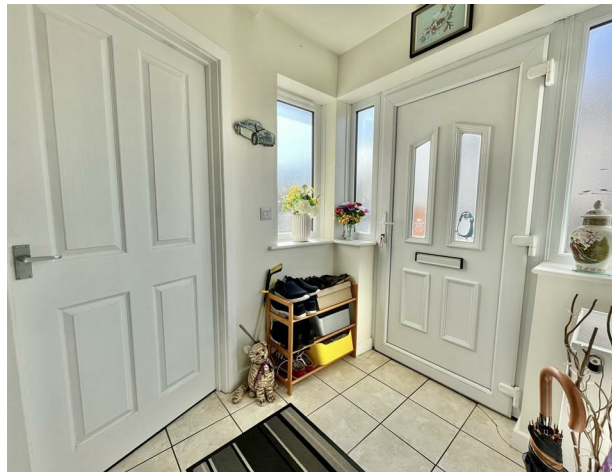
### **BEDROOM ONE**

**15'02 x 10'07 (4.62m x 3.23m)**

Built in over-stairs wardrobe, radiator, thermostat controls, window to front aspect, door leads into;







### **ENSUITE SHOWER ROOM**

**5'10 x 5'10 (1.78m x 1.78m)**

Shower cubicle with electric shower and tiled surround, low level w.c, pedestal hand basin with tiled splash-backs, heated towel rail, extractor, obscured window to rear aspect.

### **BEDROOM TWO**

**11'11 x 9'01 (3.63m x 2.77m)**

Built in over-stairs wardrobe, radiator, window to front aspect.

### **BEDROOM THREE**

**9'01 x 8'04 (2.77m x 2.54m)**

Currently used as a dressing room, radiator, window to rear aspect.

### **BATHROOM**

**7'07 x 5'10 (2.31m x 1.78m)**

White three piece suite to include low level w.c, pedestal hand basin with tiled splash-backs, bath with shower over and a tiled surround, heated towel rail, obscured window to rear aspect.

### **OUTSIDE**

The property enjoys a tarmac driveway suitable for parking one/two vehicles. From here steps and a path lead to the front entrance with neat gravelled borders and a low red brick wall frontage. The path and a metal gate lead to the rear low maintenance garden that offers a good degree of privacy. There is a summer house, raised vegetable bed, patio and gravel seating areas and an outside cold water tap.

### **SERVICES**

Mains gas, mains electric, mains water and mains drainage. Standard broadband. Fibre in Area.

### **WATER RATES**

Severn Trent Water Authority - Rate TBC

### **TENURE**

Advised as Freehold

### **LOCAL AUTHORITY**

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





## 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 the hill and upon reaching the Nailbridge traffic lights turn left signposted Cinderford. Continue along the road and enter the High Street, then take the first exit at the mini roundabout onto Dockham Road. Continue passed Tesco's and the Cinderford Rugby Club and the property can be found after a short distance on the left.

## PROPERTY SURVEYS

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

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

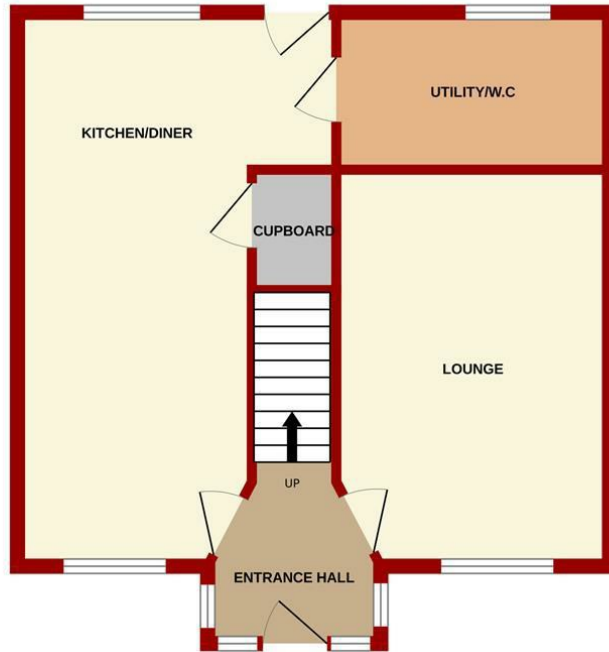




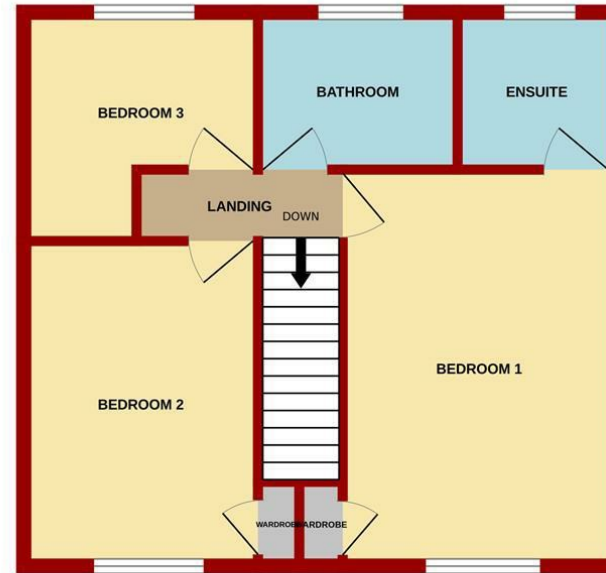




GROUND FLOOR



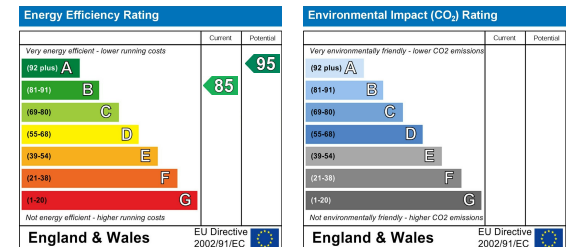
1ST FLOOR



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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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.







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