



71 Woodside Avenue
Cinderford GL14 2DR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£270,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO/THREE BEDROOM SEMI DETACHED BUNGALOW benefitting from WELL MAINTAINED FRONT & REAR GARDENS, SINGLE GARAGE, OFF ROAD PARKING FOR ONE VEHICLE, DOUBLE GLAZING and GAS FIRED CENTRAL HEATING

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, TWO BEDROOMS, BEDROOM THREE/DINING ROOM and FAMILY BATHROOM.

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 quarry tiled step and upvc obscure glazed panel door with obscure glazed panel to side. This leads into the:

ENTRANCE HALL

Access to roof space with drop down loft ladder, partially boarded with lighting and window, coving, smoke alarm, ceiling light, central heating thermostat and timer controls, single radiator. Doors giving access into:

LOUNGE

13'09 x 10'11 (4.19m x 3.33m)

Feature fireplace with wooden mantle, living flame gas fire inset, alcoves to either side, ceiling light, coving, single radiator, power points, tv point, rear aspect upvc double glazed window overlooking the rear garden.

KITCHEN/BREAKFAST ROOM

14'09 x 8'11 opening to 10'03 (4.50m x 2.72m opening to 3.12m)

Single bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, tiled surround, four-ring gas hob with electric oven under and filter hood over, range of base and wall mounted units, power points, directional ceiling lights, coving, door to pantry style cupboard with shelving, space for automatic washing machine, space for undercounter fridge and freezer, double radiator, power points, obscure single glazed window to side, rear aspect upvc double glazed windows overlooking the rear garden, side aspect upvc obscure glazed panel door opening out onto the garden.

BEDROOM ONE

11'04 x 10'11 (3.45m x 3.33m)

Ceiling light, coving, double radiator, power points, front aspect upvc double glazed window overlooking the front garden, driveway and towards forest and woodland in the distance.

BEDROOM TWO

11'07 x 8'10 (3.53m x 2.69m)

Ceiling light, coving, dimmer switch, single radiator, power points, side aspect upvc double glazed window.

DINING ROOM/BEDROOM THREE

11'11 x 8'08 (3.63m x 2.64m)

Ceiling light, coving, double radiator, power points, front aspect upvc double glazed window overlooking the front garden and parking area.

BATHROOM

White suite with modern side panel bath with electric shower fitted over, fully tiled walls and flooring, pedestal wash hand basin, close coupled w.c, ceiling light, coving, shaver light and point, extractor fan, single radiator, door into airing cupboard housing a radiator and slatted shelving space, side aspect upvc obscure double glazed window.

OUTSIDE

At the front of the property, there's a driveway with space for one vehicle, providing access to a single garage through a convenient roller shutter door with outdoor lighting. A personal wrought iron gate leads to a pathway that crosses the front garden, which is designed for easy maintenance with gravel and slate, complemented by a selection of tasteful shrubs and bushes.

From the kitchen, a door grants access to an enclosed area covered by a timber construction with corrugated Perspex. A pathway leads to the front of the property, bordered by a flower bed of sturdy stone construction and enclosed by fencing. This path continues toward a personal door that leads into the garage.

The rear garden is thoughtfully laid out with paved pathways and a patio seating area, surrounded by well-tended gardens featuring a lush lawn, flower borders, and a variety of shrubs and bushes. The garden is enclosed by a combination of wooden and metal fencing.

Towards the back of the garden, there's an additional seating area complemented by a charming pond feature, a gravelled space, and a block-built shed. A small fenced-off area with a gate leads to a practical zone, including a composting corner equipped with a water butt.

Practicalities are in place, including an outside tap, a gas-fired central heating and hot water boiler, as well as UPVC fascia and guttering.

GARAGE

Personal door to rear, power.

DIRECTIONS

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136 continue up over Plump Hill and upon reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Proceed along here taking the third turning right onto the B4227, follow the road along until the mini roundabout turning right, continue on the B4227 Valley Road until reaching the

T-junction at St Whites Road, proceed towards the top of the hill turning left into Woodside Avenue, filter left where the property can be found on the right hand side.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

To be advised.

TENURE

Freehold.

VIEWING

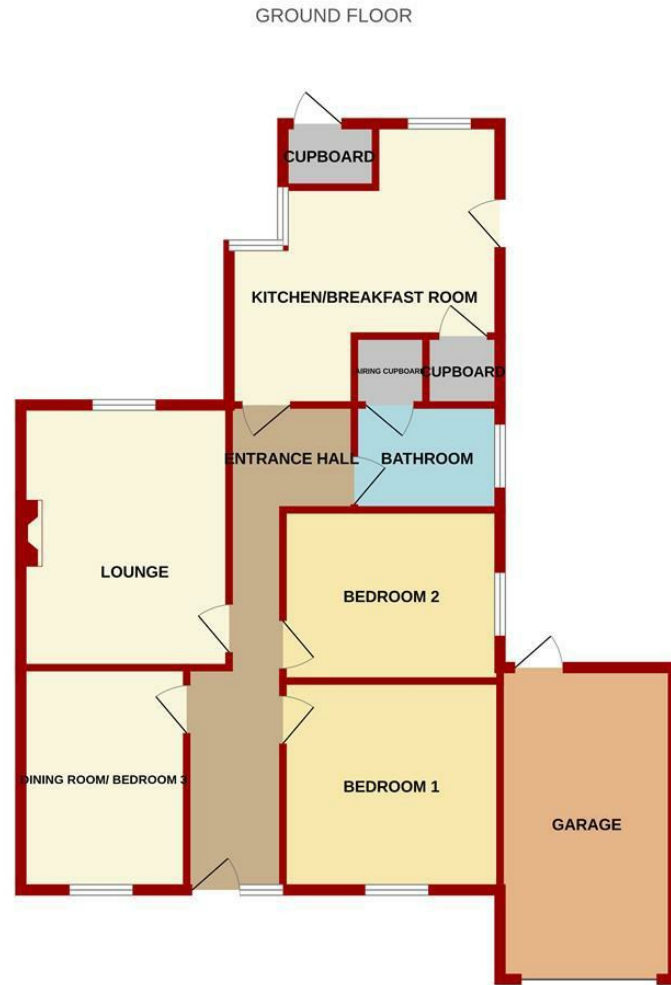
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

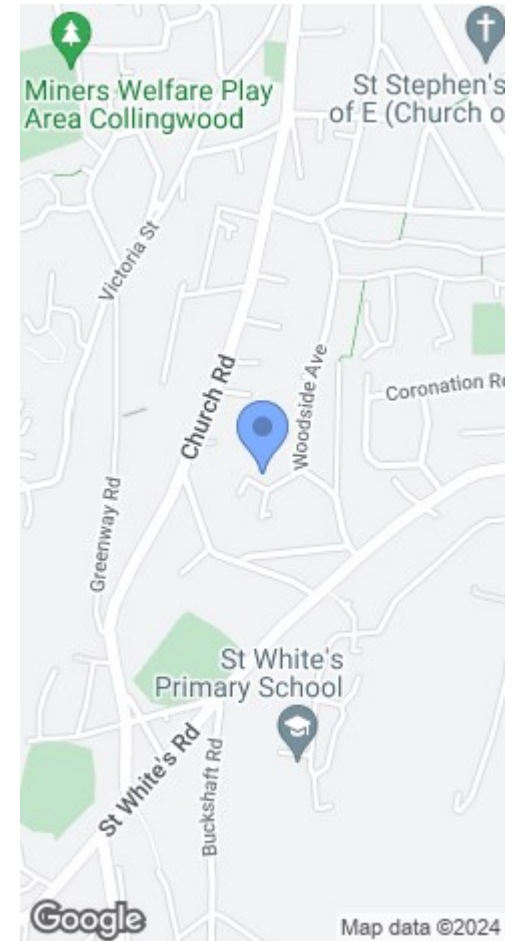
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)



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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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-101) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 59 | 75 |
| | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (82 plus) A | | | |
| (61-81) B | | | |
| (39-60) C | | | |
| (15-48) D | | | |
| (1-38) E | | | |
| (-1-38) F | | | |
| (-1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

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.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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