

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.

England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Very energy efficient - low running costs	A
101-120 kWh/m ² per year	A
81-100 kWh/m ² per year	B
61-80 kWh/m ² per year	C
41-60 kWh/m ² per year	D
21-40 kWh/m ² per year	E
1-20 kWh/m ² per year	F
1-20 kWh/m ² per year	G
Very energy inefficient - high running costs	G
121-150 kWh/m ² per year	G
151-180 kWh/m ² per year	G
181-210 kWh/m ² per year	G
211-250 kWh/m ² per year	G
251-300 kWh/m ² per year	G
301-350 kWh/m ² per year	G
351-400 kWh/m ² per year	G
401-450 kWh/m ² per year	G
451-500 kWh/m ² per year	G
501-550 kWh/m ² per year	G
551-600 kWh/m ² per year	G
601-650 kWh/m ² per year	G
651-700 kWh/m ² per year	G
701-750 kWh/m ² per year	G
751-800 kWh/m ² per year	G
801-850 kWh/m ² per year	G
851-900 kWh/m ² per year	G
901-950 kWh/m ² per year	G
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1001-1050 kWh/m ² per year	G
1051-1100 kWh/m ² per year	G
1101-1150 kWh/m ² per year	G
1151-1200 kWh/m ² per year	G
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1251-1300 kWh/m ² per year	G
1301-1350 kWh/m ² per year	G
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1451-1500 kWh/m ² per year	G
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Guide Price £250,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW benefitting from ENCLOSED GARDENS, SINGLE GARAGE WITH AMPLE OFF ROAD PARKING, SOLAR PANELS, DOUBLE GLAZING and GAS CENTRAL HEATING UPDATED IN NOVEMBER 2021.

The property comprises of ENTRANCE HALL/UTILITY, INNER HALLWAY, LOUNGE, KITCHEN/DINING ROOM, TWO BEDROOMS 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 through a metal five-bar gate, opening onto a spacious driveway with room for several vehicles. A concrete pathway runs along the front of the property, passing a gently sloping lawn on the way to the front door. Here, you'll also find a convenient outside tap. This entire area is enclosed by a combination of fencing and walling. A covered porch leads to the front door which is constructed from UPVC and features obscure glazed panels with a quarry tiled floor. This door leads to:

ENTRANCE HALL/UTILITY

11'10 x 9'07 (3.61m x 2.92m)

Single bowl single drainer stainless steel sink unit with taps over, rolled edge worktop, cupboards beneath, space for automatic washing machine and tumble dryer, inset ceiling spots, wooden door giving access to storage cupboard with shelving space, wood laminate flooring, double radiator, power points, small opening to boiler area housing the gas fired central heating and domestic hot water boiler, front aspect obscure double glazed window, side aspect upvc double glazed window. Opening into:

INNER HALLWAY

17'08 x 3'10 (5.38m x 1.17m)

Access to roof space, inset ceiling spots, smoke alarm, single radiator, continuation of the laminate flooring, rear aspect upvc obscure double glazed door opening out onto the rear garden. Opening into Kitchen/Dining Room. Doors into:

KITCHEN/DINING ROOM

11'11 x 9'10 (3.63m x 3.00m)

One and a half bowl stainless steel sink unit, monobloc mixer tap over, granite worktop with built-in drainer, range of base and wall mounted units, built-in AEG four ring induction hob with electric double oven beneath, brushed stainless steel and glass hood above, stainless steel splashback, space for half sized dishwasher, inset ceiling spots, power points, double radiator, side aspect upvc double glazed window, front aspect double glazed window overlooking the front garden.

LOUNGE

12'10 x 11'09 (3.91m x 3.58m)

Chimney breast with alcoves to either side, inset ceiling spots, double radiator, power points, tv point, continuation of the laminate flooring, side aspect upvc double glazed window, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over forest and woodland.

BEDROOM ONE

12'00 x 10'00 (3.66m x 3.05m)

Ceiling light, power points, double radiator, rear aspect upvc double glazed window overlooking the rear garden with far reaching views towards forest and woodland.

BEDROOM TWO

12'00 x 9'11 (3.66m x 3.02m)

Ceiling light, double radiator, power points with usb sockets, two side aspect upvc double glazed windows.

BATHROOM

6'10 x 5'06 (2.08m x 1.68m)

White suite with close coupled w.c., pedestal wash hand basin with monobloc mixer tap over, modern side bath with P shaped bath, electric shower fitted over, wet board half surround, ceiling light, extractor fan, double radiator, front aspect upvc obscure double glazed window.

OUTSIDE

The rear of the property benefits from a large tarmacked turning area leading from the driveway. Steps lead up to the rear door. A single garage with power and lighting is located under the property and is accessed via a single up and over door and personal door to side. The property also has upvc facias and guttering. Steps lead down to a spacious, gently sloped lawned area with fencing surround.

AGENTS NOTE

The solar panels re owned outright and benefit from the energy payback tariff.

DIRECTIONS

From the Mitcheldean office, proceed 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. Continue along, turning right onto Broadmoor Road until meeting the roundabout. Turn right onto Valley Road. Continue along until reaching St Whites Road. Turn left and proceed up the hill, taking the turning right into Buckshaft Road. After approximately half a mile, the property will be found on the right hand side as per our For Sale Board.

SERVICES

Mains water, drainage, electricity and gas. Solar panels. Fibre broadband.

LOCAL AUTHORITY

Council Tax Band: C
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

We can recommend qualified Chartered Surveyors to undertake your surveying requirements.

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)