



40A Church Road
Cinderford GL14 2EA



STEVE GOOCH
ESTATE AGENTS | EST 1985

£300,000

Spacious And Modern Four Bedroom Detached Family Home Being Offered With No Onward Chain Situated In A Tucked Away Location Having An En Suite To Master Bedroom, Off Road Parking, Garage, Enclosed Rear Garden And Panoramic Views Over The Royal Forest Of Dean. The Property Benefits From Gas Central Heating And Upvc Double Glazing Throughout.

The Accommodation Comprises Entrance Hall, Wc, Lounge, Dining Room, Kitchen/Breakfast Room And Conservatory To The Ground Floor. Bedroom With Ensuite, Three Further 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 decorator obscured double glazed upvc door into:

ENTRANCE HALLWAY

Radiator, power points, phone point, wood laminate flooring, boiler cupboard housing the wall mounted gas fired combination boiler, wall mounted thermostat control, side aspect window. Doors into lounge and kitchen.

CLOAKROOM

5'08 x 2'10 (1.73m x 0.86m)

Low level wc, wall mounted wash hand basin, tiled splashbacks, radiator, tiled flooring, front aspect obscured window.

LIVING ROOM

14'11 x 14'07 (4.55m x 4.45m)

Power points, tv point, phone point, wood laminate flooring, radiator, under stairs storage cupboard, front aspect window. Double doors opening into:

DINING ROOM

12'10 x 10'11 (3.91m x 3.33m)

Radiator, power points, wood laminate flooring, door to kitchen/breakfast room. Upvc double doors into:

CONSERVATORY

10'00 x 9'10 (3.05m x 3.00m)

Part upvc construction, wall lights, power points, wood laminate flooring, double upvc doors opening onto the decked rear garden and from here far reaching views can be enjoyed.

KITCHEN/BREAKFAST ROOM

12'10 x 10'05 (3.91m x 3.18m)

Fitted kitchen comprising a range of base and wall mounted units, rolled edge worktops, one and a half bowl stainless steel sink and drainer with mixer tap, built in electric oven with gas hob above and cooker hood over, integral washing machine, radiator, power points, partly tiled walls, tiled flooring, rear aspect window overlooking the garden having far reaching views towards the Royal Forest of Dean. Double glazed upvc door to the side.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Power points, loft hatch giving access to loft space, airing cupboard with wooden slatted shelving

BEDROOM ONE

13'01 x 12'01 (3.99m x 3.68m)

Power points, tv point, radiator, rear aspect window having panoramic views over the Royal Forest of Dean. Door to:

EN SUITE SHOWER ROOM

5'10 x 5'04 (1.78m x 1.63m)

Low level wc, vanity wash hand basin, cupboard below, shower cubicle with electric shower, tiled surround, radiator, shaver point, tiled walls, tiled flooring, side aspect obscured window.

BEDROOM TWO

11'06 narrowing to 8'05 x 12'01 (3.51m narrowing to 2.57m x 3.68m)

Power points, radiator, front aspect window.

BEDROOM THREE

9'07 x 9'05 (2.92m x 2.87m)

Power points, radiator, rear aspect window having panoramic views over the Royal Forest of Dean.

BEDROOM FOUR

10'07 narrowing to 8' x 9'7 (3.23m narrowing to 2.44m x 2.92m)

Power points, radiator, front aspect window.

BATHROOM

7'04 x 6'02 (2.24m x 1.88m)

Three piece white suite comprising panelled bath, low level wc, pedestal wash hand basin, radiator, shaver point, tiled walls, tiled flooring, side aspect obscured window.

OUTSIDE

The property is accessed via a shared driveway leading off of Church Road. To

the front of the property there is off road parking for one vehicle and a single garage, gravelled area, outside light, canopied entrance, personal gate to the side gives access to the rear garden.

REAR GARDEN

The rear garden benefits from recently having new decking, lawn and fencing. A private and pleasant space that enjoys west-facing views towards the forest. A gate and path leads along the side of the property to the front.

GARAGE

Via up and over door, power and lighting, side aspect double glazed window.

SERVICES

Mains water, drainage, gas and electricity.

LOCAL AUTHORITY

Council Tax Band: D
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.

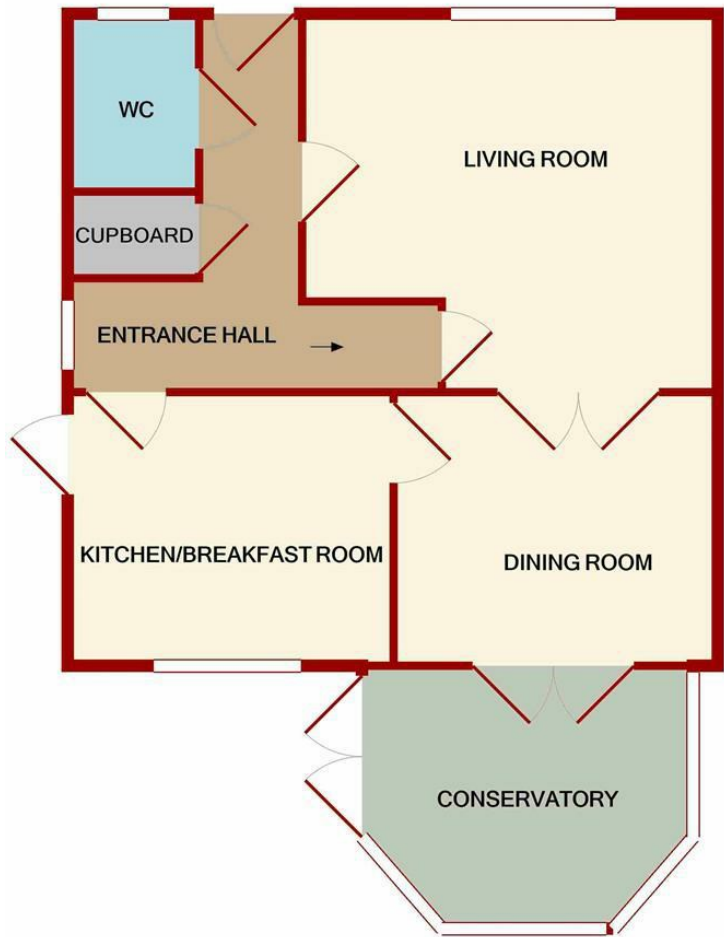
DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signed posted to Cinderford. Proceed along into the town centre turning right at the triangle following the road around to the left into Commercial Street continuing along into Church Road where the property can be found along on the left hand side set back off of a private driveway just before the turning for the Nags Head Public House.

PROPERTY SURVEYS

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



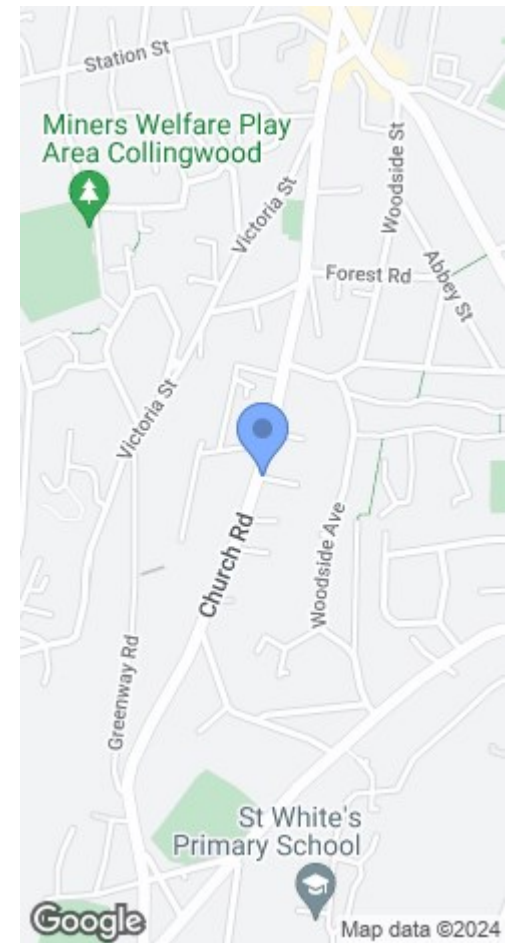


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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