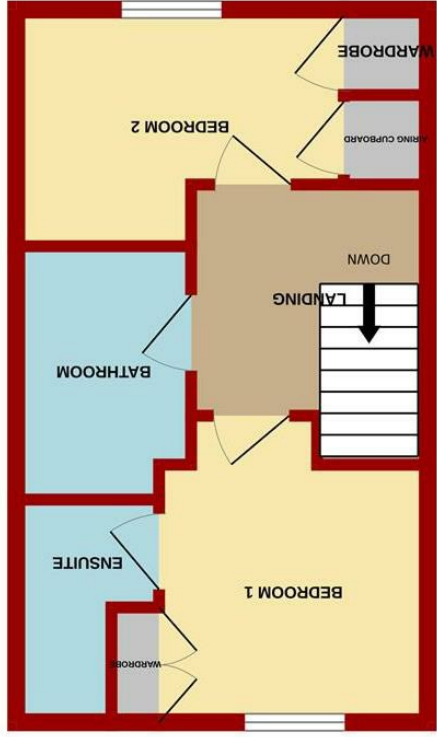
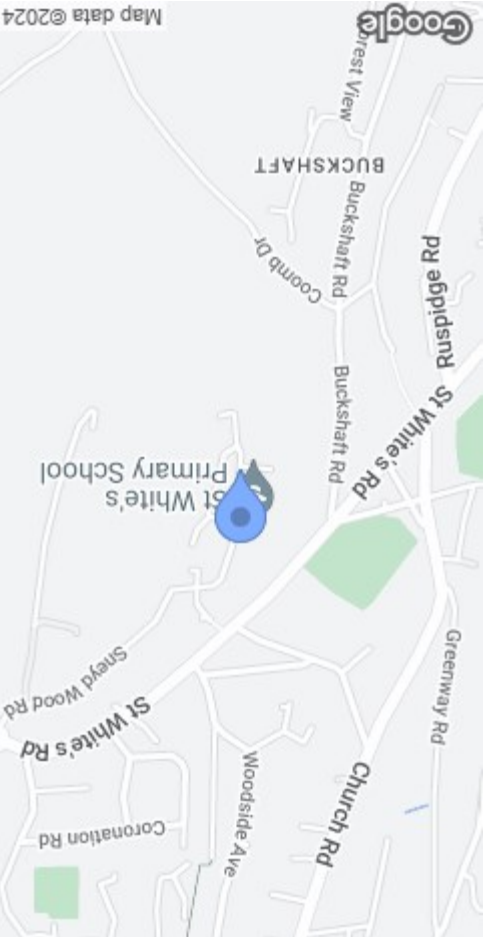




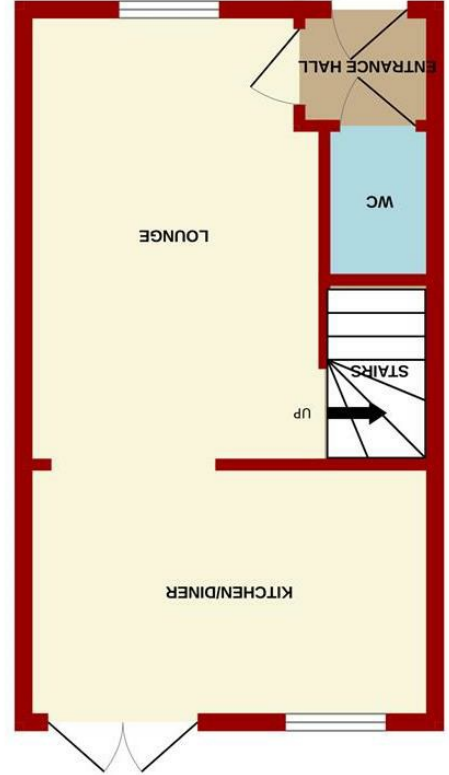
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

What every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Mapbox ©2023

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>93</td></tr> <tr><td>B</td><td>79</td></tr> <tr><td>C</td><td></td></tr> <tr><td>D</td><td></td></tr> <tr><td>E</td><td></td></tr> <tr><td>F</td><td></td></tr> <tr><td>G</td><td></td></tr> </table>	A	93	B	79	C		D		E		F		G		<table border="1"> <tr><td>A</td><td></td></tr> <tr><td>B</td><td></td></tr> <tr><td>C</td><td></td></tr> <tr><td>D</td><td></td></tr> <tr><td>E</td><td></td></tr> <tr><td>F</td><td></td></tr> <tr><td>G</td><td></td></tr> </table>	A		B		C		D		E		F		G	
A	93																												
B	79																												
C																													
D																													
E																													
F																													
G																													
A																													
B																													
C																													
D																													
E																													
F																													
G																													



1ST FLOOR



GROUND FLOOR



62 Sneyd Wood Road  
 Cinderford GL14 3GD



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

# £180,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM END TERRACE HOUSE built in 2012 and comprises of ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, DOWNSTAIRS W.C to the ground floor with TWO BEDROOMS, ENSUITE TO MASTER and FAMILY BATHROOM to the first floor.

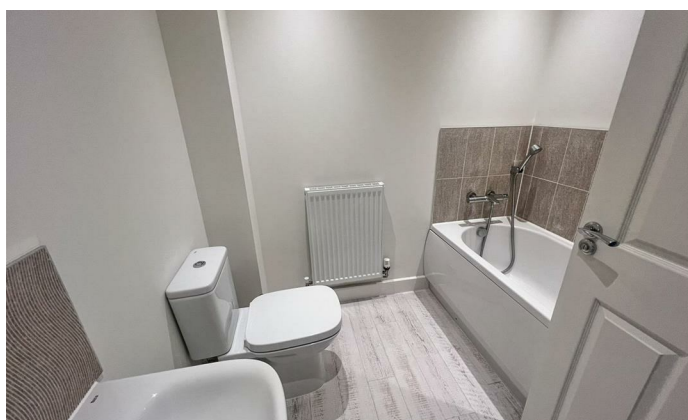
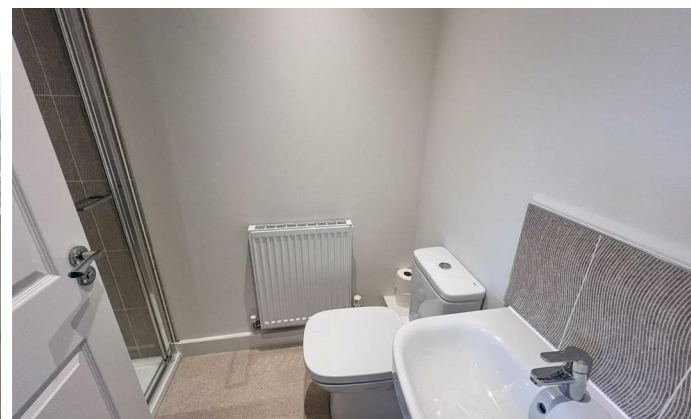
The property benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING, ENCLOSED GARDENS and SOLD WITH NO ONWARD CHAIN.

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 canopy style porch leading to the composite front door with obscure double glazed panel inset to top. This gives access to the:

## ENTRANCE HALL

Ceiling light, single radiator, electric consumer unit. Doors giving access into:

## CLOAKROOM

White suite with close coupled w.c, pedestal wash hand basin with tiled splashback, single radiator, light, extractor fan.

## LOUNGE

15'00 x 9'11 (4.57m x 3.02m)

Ceiling light, power points, tv point, telephone point, single radiator, stairs leading to the first floor, central heating thermostat and timer controls, front aspect upvc double glazed window overlooking the front garden. Opening into:

## KITCHEN/DINING ROOM

13'07 x 8'06 (4.14m x 2.59m)

Kitchen- Inset ceiling spots, one and a half bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops with upstands, range of base and wall mounted units, built-in four ring electric hob with electric oven beneath and filter hood over, integrated washing machine, integrated fridge, integrated freezer, gas fired central heating and domestic hot water boiler, rear aspect upvc double glazed window overlooking the rear garden.

Dining Room- Ceiling lights, single radiator, power points, rear aspect upvc double glazed French Doors opening onto the rear garden.

From the lounge, stairs lead up to the first floor:

## LANDING

Ceiling light, access to roof space, power points. Doors into:

## BEDROOM ONE

8'10 x 8'06 (2.69m x 2.59m)

Ceiling light, power points, tv point, telephone point, single radiator, built-in double wardrobe with shelving options. Door to:

## EN-SUITE

White suite with close coupled w.c, pedestal wash hand basin with tiled splashback, enclosed double shower cubicle with tiled surround, bifold door and mains fed shower, single radiator, shaver point, inset ceiling spots.

## BEDROOM TWO

10'10 x 7'10 narrowing to 5'01 (3.30m x 2.39m narrowing to 1.55m)

Ceiling light, power points, tv point, telephone point, single radiator, two storage cupboards with wardrobe and shelving space, front aspect upvc double glazed window overlooking the front garden.

## BATHROOM

White suite with close coupled w.c, pedestal wash hand basin with tiled splashback and monobloc mixer tap fitted over, modern side panel bath with tiled surround and shower attachment over, single radiator, inset ceiling spots, ceiling light.

## OUTSIDE

The front of the property has a block paved parking space for one vehicle and lawned area with flower borders, small shrubs and bushes. A tarmacked pathway across the front and right hand side of the property provides access to the rear garden.

The rear garden benefits from lawn with flower borders, shrubs and bushes, small patio area, outside tap, outside lighting, enclosed by fencing surround, views towards forest and woodland in the distance.

## AGENTS NOTE

A maintenance fee is charged to the residence of Sneyd Wood for the upkeep of the green spaces. The Perpetual Rent Charge is £160.72 per annum (based on 2023 figure) which can be paid by monthly direct debit spread throughout the year.

## 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, take the turning signposted for Cinderford. Continue along, taking the turning right into Broadmore Road, proceed along until it turns into Forest Vale road through the industrial estate. Upon reaching the mini roundabout turn right onto Valley Road. Continue along here until reaching the T junction at the end with St White Road, turn left and proceed up the hill. Upon reaching the roundabout, take the third exit into Sneyd Wood Road. Proceed to the bottom where the property can be found on the right hand side.

## SERVICES

Mains gas, electric, water and drainage.

## LOCAL AUTHORITY

Council Tax Band: B  
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

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

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.