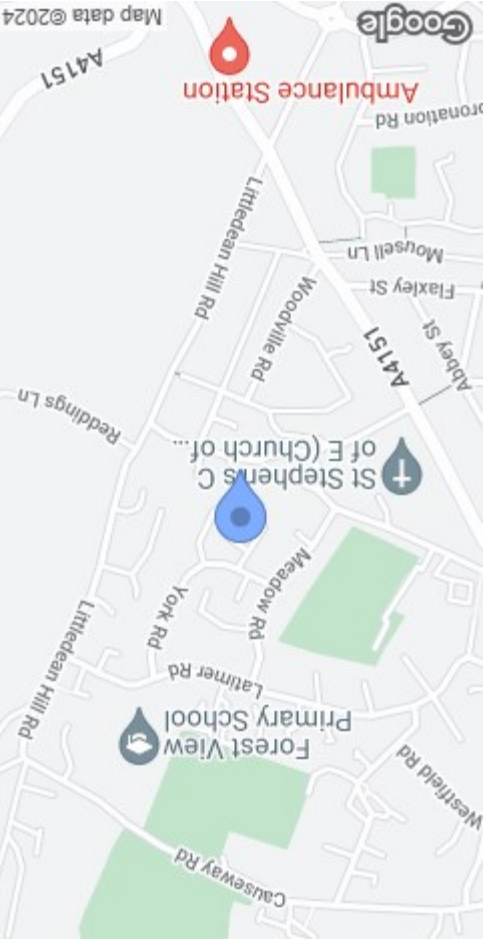




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 74	 86



44 Dockham Road
 Cinderford GL14 2BH



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£320,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM LINK DETACHED FAMILY HOME situated in a PEACEFUL LOCATION & EASY WALKING DISTANCE OF THE TOWN CENTRE benefitting from OFF ROAD PARKING FOR TWO/THREE VEHICLES, ATTACHED SINGLE GARAGE, ENCLOSED GARDENS, GAS CENTRAL HEATING and DOUBLE GLAZING.

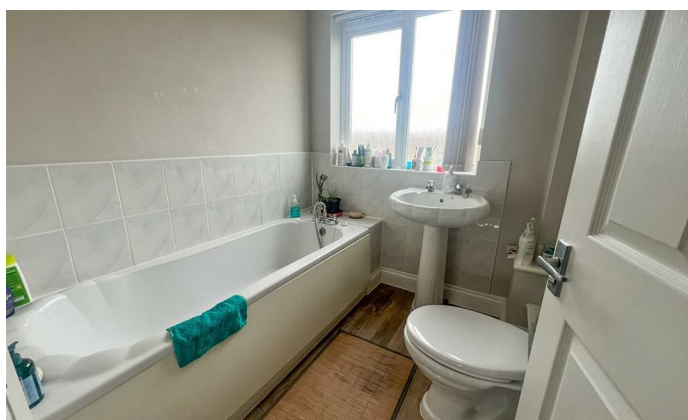
The property comprises of ENTRANCE HALL, CLOAKROOM, LOUNGE and KITCHEN/DINING ROOM to the ground floor with THREE BEDROOMS, ENSUITE TO BEDROOM ONE and FAMILY BATHROOM to the first floor.

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 upvc double glazed panel door with obscure glazed panels to top. This leads into the:

ENTRANCE HALL

Ceiling light, coving, wood effect flooring. Doors giving access into the:

CLOAKROOM

White suite with close coupled w.c., pedestal wash hand basin with tiled splashback, ceiling light, coving, extractor fan, single radiator, continuation of the wood effect flooring, front aspect upvc double glazed window.

LOUNGE

16'03 x 12'07 (4.95m x 3.84m)

Two ceiling lights, coving, two radiators, power points, tv point, central heating thermostat controls, two side aspect upvc double glazed windows, side and front aspect upvc double glazed window overlooking the parking and turning area.

INNER HALLWAY

Stairs leading to the first floor, ceiling light, smoke alarm, single radiator, door giving access to:

KITCHEN/DINING ROOM

16'02 x 9'09 opening to 13'04 (4.93m x 2.97m opening to 4.06m)

One and a half bowl single drainer stainless steel sink unit, rolled edge worktop, range of base and wall mounted units, tiled surrounds, power points, built-in four ring gas hob with electric oven under and filter hood over, undercounter space for washing machine and tumble dryer, inset ceiling spots, smoke alarm, coving, power points, tv point, double radiator, wood effect laminate flooring, door to understairs storage cupboard, rear aspect upvc double glazed window overlooking the rear garden, pair of rear aspect upvc double glazed French doors opening onto the rear garden.

From the inner hallway, stairs lead up to the first floor:

LANDING

Inset ceiling spots, coving, single radiator, power point. Doors into:

BEDROOM ONE

12'08 x 8'10 (3.86m x 2.69m)

Ceiling light, coving, power points, telephone point, single radiator. Door giving access into:

ENSUITE SHOWER ROOM

5'04 x 4'03 (1.63m x 1.30m)

Close coupled w.c., pedestal wash hand basin, corner shower cubicle with electric shower fitted, inset ceiling spots, coving, shaver light and shaver point, extractor fan, single radiator, wood effect flooring.

BEDROOM TWO

9'04 x 9'10 max (2.84m x 3.00m max)

Ceiling light, coving, power points, single radiator, tv point, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland in the distance.

BEDROOM THREE

9'03 x 6'10 (2.82m x 2.08m)

Access to roof space, ceiling light, coving, single radiator, power points, front aspect upvc double glazed window overlooking the front garden, parking and turning area.

FAMILY BATHROOM

6'04 x 6'05 (1.93m x 1.96m)

White suite with close coupled w.c., pedestal wash hand basin, modern side panel bath with shower mixer tap fitted over, tiled surrounds, tiled splashback, single radiator, shaver light and point, inset ceiling spots, coving, extractor fan, wood effect flooring, rear aspect obscure upvc double glazed window.

OUTSIDE

The rear garden is accessed via the French doors and leads out onto a decking/entertainment area. The remainder of the garden is laid to lawn and enclosed by fencing and walling surround. This space benefits from outside lighting and outside tap. A rear upvc glazed door leads into the garage.

A paved pathway with gated access leads down the side of the property and around to the front. The front garden provides parking for two/three vehicles and a small lawned area enclosed partially by fencing and walling surround. Steps lead up to the front door. The property also has use of the shared driveway to the front.

GARAGE

15'01 x 9'02 (4.60m x 2.79m)

Single up and over door to front, ceiling light, gas central heating and domestic hot water boiler, power points.

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 right signposted to Cinderford. Proceed up into the town centre, continue over the roundabout and up Belle Vue Road. Upon reaching the top of the hill, turn left into Littledean Hill Road. Continue along here and after a short distance, take the turning left into Dockham Road. After approximately 200 yards the property can be found on the right hand side as per our for sale board.

SERVICES

Mains electricity, gas, water and drainage. Gigaclear & Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors 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)