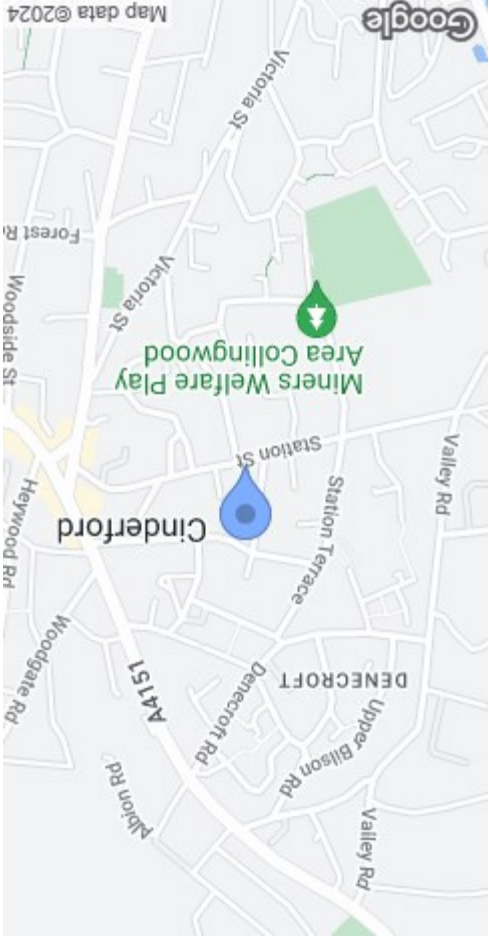


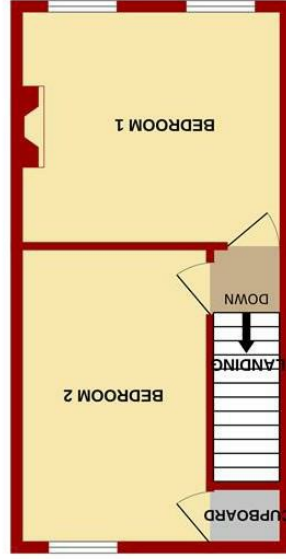


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

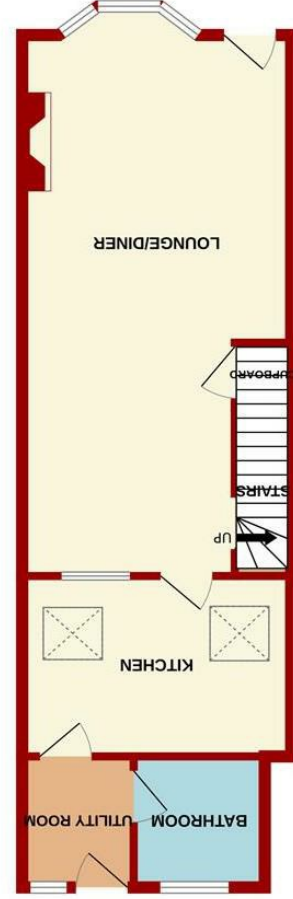
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow C (69-80) Yellow-Orange D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (10-20) Green B (21-35) Yellow C (36-50) Yellow-Orange D (51-65) Orange E (66-80) Red-Orange F (81-95) Red G (96-110) Dark Red



Whilst every attempt has been made to ensure the accuracy of the diagrams contained therein, measurements of rooms, windows, doors and any items are approximate and no responsibility is taken for any error. The data 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 is given as to their quality or energy use or green.



1ST FLOOR



GROUND FLOOR



23 Station Street
 Cinderford GL14 2JT



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£220,000

Steve Gooch Estate Agents are delighted to offer for sale this DECEPTIVELY SPACIOUS and EXTENDED TWO DOUBLE BEDROOM PERIOD TERRACED HOUSE benefitting from GAS CENTRAL HEATING, DOUBLE GLAZING, ORIGINAL CHARACTER FEATURES, ENCLOSED GARDEN and SITUATED CLOSE TO LOCAL AMENITIES.

The property comprises of LARGE LOUNGE/DINING ROOM, KITCHEN, REAR HALL/UTILITY and BATHROOM to the ground floor with TWO DOUBLE BEDROOMS 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 set of stone steps leading to the front door. A small enclosed front garden is laid to slate. The front door, of upvc construction with obscure glazed panel inset and top, leads into the:

LOUNGE/DINING ROOM

26'08 x 12'10 narrowing to 10'03 (8.13m x 3.91m narrowing to 3.12m)

Lounge- Feature fireplace with living flame gas fire inset, cast surround, wooden mantle above, tiled hearth, ceiling light, coving, alcoves to either side, feature bay window, exposed timber window ledges, exposed timber skirting boards, exposed floorboards, double radiator, power points, telephone point, tv point, front aspect upvc double glazed bay window.

Dining Room- Ceiling light, coving, feature arched church-style window with leaded decorative glazed panel inset, double radiator, exposed timber skirting boards, exposed floorboards, wood panelled walls, central heating thermostat controls, door giving access to understairs storage cupboard, door opening onto stairs leading up to the first floor, obscure glazed panel door leading into the:

KITCHEN

12'08 x 8'09 (3.86m x 2.67m)

Belfast style sink with solid woodblock worktops, mixer tap fitted over, range of base and wall mounted units, tiled surrounds, power points, space for freestanding cooker, space for undercounter fridge and freezer, filter hood above, vaulted ceiling with rooflights, directional ceiling spots, exposed ceiling timbers, double radiator, tiled flooring, exposed timber skirting boards, obscure glazed panel door giving access into the:

REAR HALL/UTILITY

5'11 x 5'07 (1.80m x 1.70m)

Plumbing for automatic washing machine, space for tumble dryer, space for half size dishwasher, rolled edge worktops, wall mounted cupboards, tiled surrounds, power points, inset ceiling spots, continuation of the tiled flooring, exposed timber skirting boards, single radiator, rear aspect upvc double glazed window, rear aspect double glazed panel door opening onto the rear garden, solid timber door giving access into the:

BATHROOM

5'07 x 6'03 (1.70m x 1.91m)

Fully tiled walls to three sides, white suite with modern side panel bath, electric shower fitted over, shower screen, close coupled w.c. pedestal wash basin, inset ceiling spots, wall mounted heated towel radiator, single radiator, tiled flooring, rear aspect upvc obscure double glazed window.

From the Lounge/Dining Room, stairs leading up to the first floor:

LANDING

Exposed timber skirting boards, ceiling light, coving, access to roof space, solid wooden doors giving access into:

BEDROOM ONE

12'10 x 10'10 (3.91m x 3.30m)

Feature fireplace with cast grate and tiled hearth inset, alcoves to either side, ceiling light, coving, exposed timber skirting boards, exposed floorboards, power points, double radiator, two front aspect upvc double glazed windows.

BEDROOM TWO

12'00 x 10'02 (3.66m x 3.10m)

Ceiling light, coving, small feature chimney breast with alcoves to either side, lazy boy light switch, double radiator, power points, exposed timber skirting boards, exposed timber floorboards, boiler cupboard with shelving space, storage cupboard with shelving space, rear aspect upvc double glazed window.

OUTSIDE

To the front of the property, steps lead up to the front door. A low dwarf wall encloses a slate border.

To the rear of the property the garden is mostly laid to lawn with a patio area. The garden is enclosed by fencing surround. A gate gives access via the side of the neighbouring property into the garden (this property has a Right Of Access across the neighbouring property).

DIRECTIONS

From Mitcheldean proceed along the A4136 turning right at the traffic lights at Nailbridge signposted for Cinderford. Proceed along here passing the garage on the right hand side and take the next turning right into Valley Road. Continue along Valley Road taking the left hand turn into Station Street. Follow the road up the hill where the property can be found on the left hand side.

SERVICES

Mains gas, electric, water and drainage. Full Fibre and 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 - rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: A
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).

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).