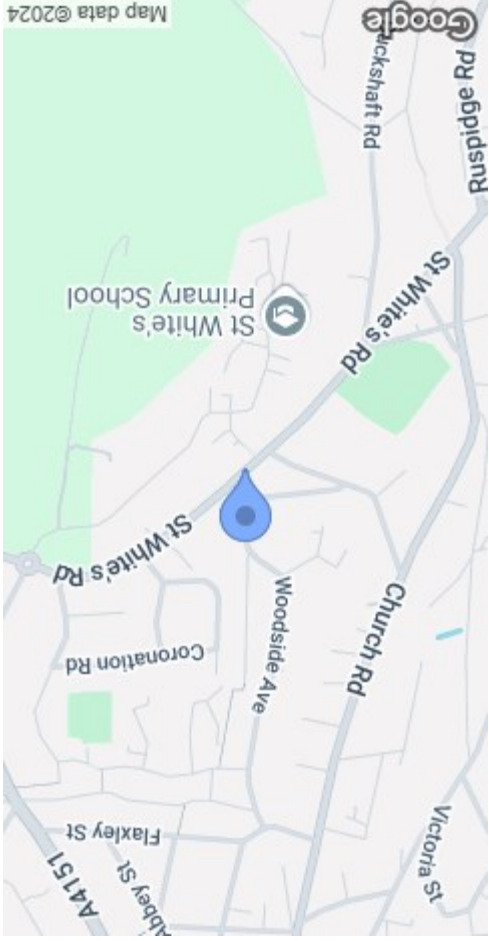


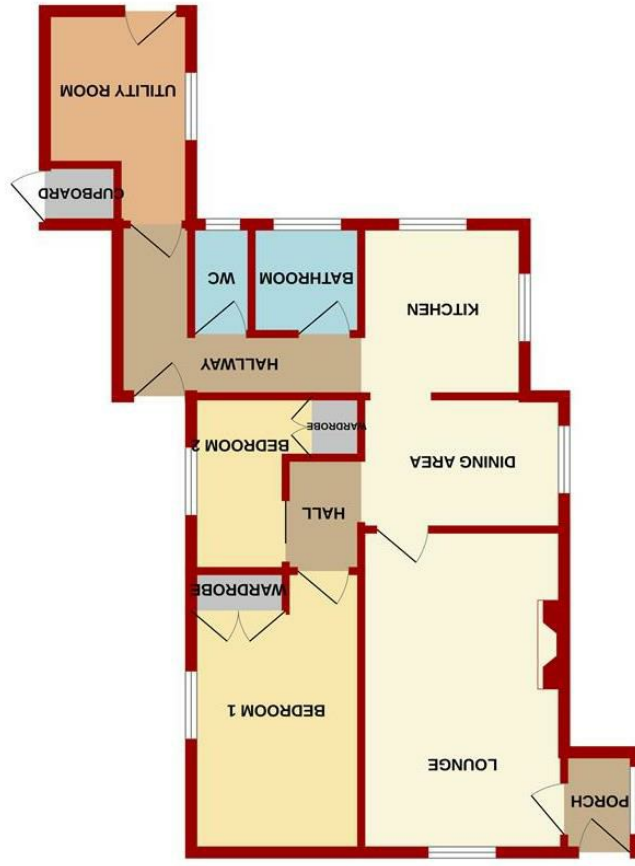


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 G 100-139 kWh/m ² per year (incl. heating)	 4 100-139 g/kWh



TOTAL FLOOR AREA - 660 sq.ft. (61.4 sq.m.) approx.
 Measurements are approximate 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.



GROUND FLOOR
 660 sq.ft. (61.4 sq.m.) approx.



37 St. Whites Road
 Cinderford GL14 3DD

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£220,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW offered with NO ONWARD CHAIN and benefiting from DOUBLE GARAGE/ WORKSHOP and PARKING FOR THREE VEHICLES, GOOD SIZED GARDENS, DOUBLE GLAZING and GAS CENTRAL HEATING.

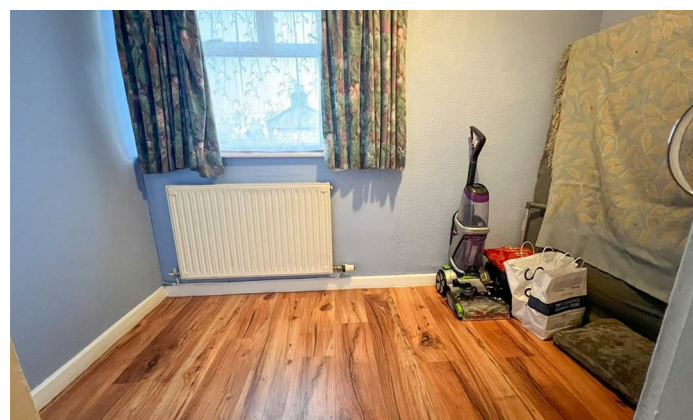
The property comprises of ENTRANCE PORCH, LOUNGE, KITCHEN, UTILITY, DINING AREA, TWO BEDROOMS and FAMILY BATHROOM.

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 via a upvc double glazed panel door with obscure glazed panel inset. This leads into the:

ENTRANCE PORCH

5'08 x 3'04 (1.73m x 1.02m)

Wall light point, side aspect double glazed window, single radiator, glazed panel door giving access into:

LOUNGE

15'09 x 9'11 (4.80m x 3.02m)

Ceiling light, coving, chimney breast with living flame gas fire inset, alcoves to either side, single radiator, power points, wall light point, front aspect double glazed window, door giving access into:

DINING AREA

10'02 x 6'06 (3.10m x 1.98m)

Ceiling light, coving, double radiator, power points, Openreach socket, wood laminate effect flooring, side aspect double glazed window, central heating thermostat controls, opening to:

INNER HALLWAY

Access to roof space with drop down ladder, power and windows, wood laminate flooring, doors into:

BEDROOM ONE

13'09 x 8'04 (4.19m x 2.54m)

Ceiling light, range of built-in wardrobes, single radiator, power points, side aspect double glazed window.

BEDROOM TWO

9'01 x 6'06 (2.77m x 1.98m)

Ceiling light, single radiator, wood laminate flooring, power points, built-in wardrobes and storage cupboards, side aspect double glazed window.

From the dining area, step down into:

KITCHEN

9'08 x 8'05 (2.95m x 2.57m)

One and a half bowl single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds with power points, built-in for ring electric hob, electric double oven and grill, gas fired

central heating and domestic hot water boiler, boiler timer controls, timber clad ceiling, ceiling light, side aspect obscure double glazed window with extractor fan inset, rear aspect double glazed window with view over the garden and towards forest and woodland in the distance, opening into:

REAR HALLWAY

Ceiling light, coving, electric consumer unit, single radiator, tiled flooring, opening into side porch, doors giving access into:

BATHROOM

5'03 x 5'03 (1.60m x 1.60m)

Coloured suite with side panel bath, pedestal wash hand basin with cupboard beneath, fully tiled, ceiling light, electric shower fitted over, chrome heated towel radiator, tiled flooring, rear aspect obscure double glazed window.

CLOAKROOM

Low level w.c., ceiling light, continuation of the tiled flooring, rear aspect obscure double glazed window.

SIDE PORCH

Continuation of the tiled flooring, wall light point, double radiator, front and side aspect upvc obscure double glazed window, obscure glazed door leading into the:

UTILITY

10'05 x 7'02 opening to 11'01 (3.18m x 2.18m opening to 3.38m)

Range of base units, space and plumbing for automatic washing machine and tumble dryer, double radiator, tiled flooring.

OUTSIDE

The property is accessed via a wrought iron gate inset into a stone wall. The front garden has raised flower borders, shrubs and bushes with a pathway leading to the front door. Access from the left hand side leads to the rear porch. The pathway continues down the right hand side to the rear garden which is arranged over several tiers with patio seating area, flower borders, gravel area and raised beds ideal for a vegetable produce area. Along the path you can find the former coal bunker and shed.

From a wrought iron gate, the property benefits from tarmacked parking for three/four vehicles and a detached garage/workshop.

GARAGE/WORKSHOP

19'00 x 15'08 (5.79m x 4.78m)

Power and lighting

DIRECTIONS

From the Mitcheldean office proceed to the mini roundabout and turn right towards Cinderford. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge turn left towards Cinderford. Continue for approx 1/2 a mile turning right on to Broadmoor Road, follow this until reaching the roundabout, turn right and continue along Valley Road. At the T-junction with St Whites Road turn left and proceed up the hill where the property can be found on the left hand side just after the 1st turning for Stockwell Green.

SERVICES

Mains electricity, gas, water and drainage.

Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

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 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)

