



49 Steam Mills
Cinderford GL14 3JD



STEVE GOOCH
ESTATE AGENTS | EST 1985

£230,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED FAMILY HOME and benefits from AMPLE OFF ROAD PARKING, DETACHED GARAGE/WORKSHOP, DETACHED GYM/HOME OFFICE, ENCLOSED FRONT & REAR GARDEN, DOUBLE GLAZING and GAS CENTRAL HEATING.

The property comprises of ENTRANCE HALL, LOUNGE and KITCHEN/DINING ROOM to the ground floor with THREE BEDROOMS 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 paved path to front with canopy style porch and outside lighting. This gives access to the front door of woodgrain metal weather shield with double glazed panels inset. This leads into the:

ENTRANCE HALL

Stairs to the first floor, ceiling spots rail, double radiator, tiled flooring, electric consumer unit, power points, wooden panel door opening into:

LOUNGE

16'04 x 12'05 (4.98m x 3.78m)

Two ceiling lights, telephone point, two radiators, power points, door to understairs storage cupboard, front aspect bay style window with upvc double glazed windows inset overlooking the front garden, wooden panel door giving access into the:

KITCHEN/DINING ROOM

15'08 x 8'06 (4.78m x 2.59m)

Single bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, four ring Bosch gas hob with filter hood over, electric oven beneath, under counter space for dishwasher, washing machine and tumble dryer, space for freestanding fridge/freezer, double radiator, two ceiling lights, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland in the distance, rear aspect upvc double glazed panel door opening out onto the rear garden.

From the Entrance Hall, stairs lead up to the first floor:

LANDING

Directional ceiling spot rail, access to roof space, power points, door to airing cupboard with slatted shelving space, door to over stairs storage cupboard with hanging rails and shelving, side aspect upvc double glazed window with views towards forest and woodland in the distance, wooden panel doors give access into:

BEDROOM ONE

11'10 x 8'04 (3.61m x 2.54m)

Ceiling light, power point, single radiator, opening to built-in wardrobe with hanging and shelving options, front aspect upvc double glazed window with views towards forest and woodland in the distance.

BEDROOM TWO

10'10 x 8'03 (3.30m x 2.51m)

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

BEDROOM THREE

7'08 x 7'00 (2.34m x 2.13m)

Ceiling light, single radiator, power points, front aspect upvc double glazed window with views towards forest and woodland in the distance.

FAMILY BATHROOM

6'11 x 5'06 (2.11m x 1.68m)

White suite with modern P shaped bath, central waterfall tap, mains fed shower with drencher and conventional head, shower screen, vanity wash hand basin with waterfall tap, cupboard beneath, concealed cistern w.c, fully tiled walls, ceiling light, extractor fan, shaver point, radiator, rear aspect upvc obscure double glazed window.

OUTSIDE

The front of the property boasts a tarmacked driveway, accommodating two to three vehicles, supplemented by a gravelled area providing additional parking space. A wooden garage, accessed via a single up-and-over door, offers ample storage.

The front garden is neatly laid to lawn and enclosed by picket fencing. Gated access down the right-hand side leads to the rear garden.

The rear garden features a generously sized paved patio area, perfect for outdoor entertaining and relaxation. It is complemented by convenient outdoor lighting and a tap. The entire space is enclosed by fencing. To the rear of the garden sits the Gym/Home Office.

GYM/HOME OFFICE

13'02 x 8'07 (4.01m x 2.62m)

Currently used as a gym but would also make an ideal work from home space with power and lighting, two front aspect windows, side aspect window, pair of French style doors to front.

GARAGE

15'06 x 13'05 (4.72m x 4.09m)

Timber construction with power and lighting, accessed via single up and over door.

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 left signposted to Cinderford. Continue past Steam Mills School, taking the next turning left. Follow the road around to the right hand side where the property can be found on the left.

SERVICES

Mains water, drainage, electricity and gas. 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: C
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.

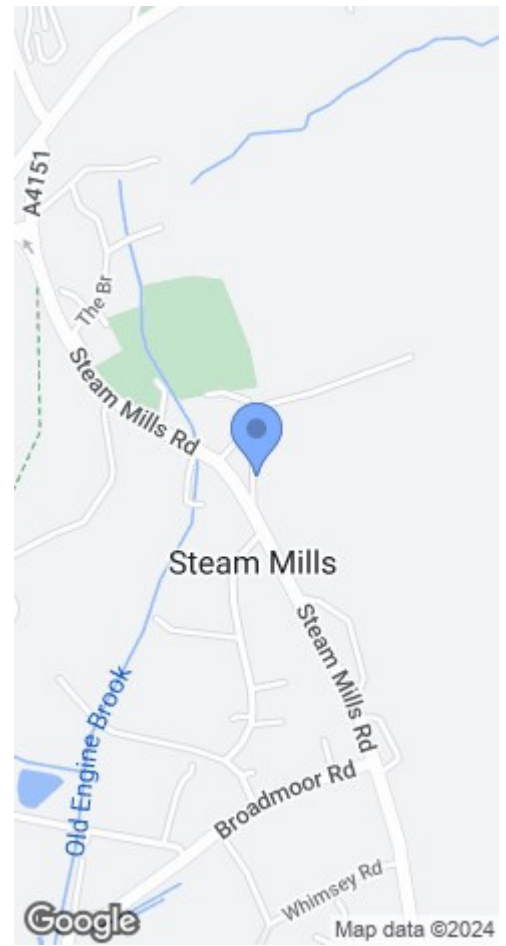
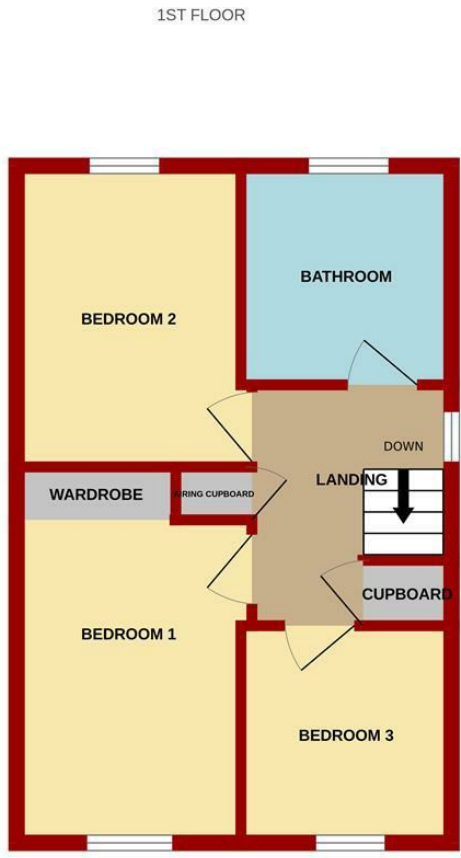
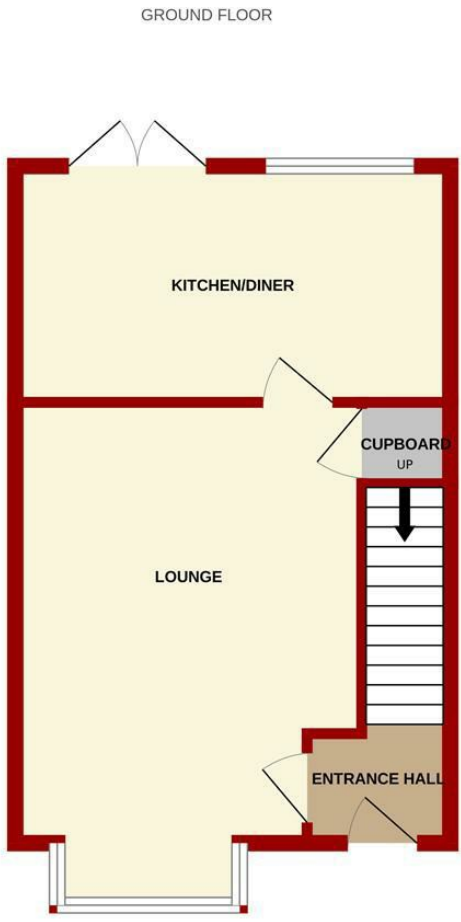
PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

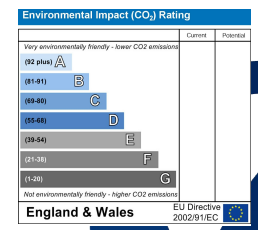
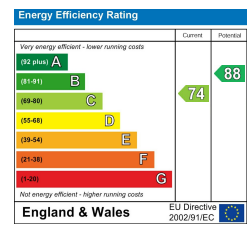
MONEY LAUNDERING REGULATIONS

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)





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.
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