



18 Meend Garden Terrace
Cinderford GL14 2EB



STEVE GOOCH
ESTATE AGENTS | EST 1985

18 Meend Garden Terrace

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£295,000

We Are Excited To Offer For Sale This Charming Beautifully Presented Two/Three Bedroom Detached Cottage Situated Within A Private, Tucked Away Spot Enjoying Stunning Far-Reaching Forest Views And Benefitting From A Large Double Garage (Currently Utilised As A Home Gym), Studio/Office And An Enclosed Garden.

The Accommodation Briefly Comprises Kitchen, Dining Room, Living Room And Study/Bedroom Three On The Ground Floor While There Are Two Good Sized Bedrooms, Bathroom And W.C On 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.



Front aspect upvc door leads into;

KITCHEN

12'10 x 11'10 (3.91m x 3.61m)

Fully fitted wall and base level units with laminate worktops and a stainless steel sink with drainer, space for a freestanding gas cooker, plumbing for tumble dryer. Radiator, two front aspect windows. Door leads through to the dining room.

DINING ROOM

11'05 x 10'11 (3.48m x 3.33m)

Feature double sided fireplace with wood burning stove on a slate hearth. Further feature fireplace, radiator, front aspect window and door leading out to the garden. Leads through to the lounge.

LOUNGE

12'09 x 11'00 (3.89m x 3.35m)

Enjoys the double sided fireplace with wooden burning stove, radiator, two front aspect windows, Bosch smart heating controls, stairs lead to the first floor. Door leads into;

STUDY/BEDROOM THREE

12'05 x 11'08 max (3.78m x 3.56m max)

Radiator, skylight, side aspect window.

LANDING

Radiator, doors lead off to the two bedrooms, bathroom and w.c.

BEDROOM ONE

12'06 x 8'01 (3.81m x 2.46m)

Built in wardrobe with overhead storage, feature fireplace with decorative surround, radiator, windows to front and side aspects with stunning views towards the Forest.

BEDROOM TWO

11'03 x 7'11 (3.43m x 2.41m)

Radiator, front aspect window with stunning view towards the Forest, loft hatch to loft space.





BATHROOM

8'09 x 7'05 (2.67m x 2.26m)

Modern white suite comprising bath with mains fed shower over, low level w.c, vanity handbasin, radiator, airing cupboard housing the gas-fired boiler, front aspect obscured window.

W.C

Low level w.c, radiator, side aspect obscured window.

OUTSIDE

The double garage (18'00x16'02) is accessed from the lane via bi-fold doors. A secure gate to the side of the garage gives access to the property and garden.

The double garage has a side door and is currently utilised as a home gym. There is a studio/office outbuilding (11'00x5'00) ideal for your work from home needs. To the side of this building is a further useful outbuilding (8'00x5'08). To the left side of the property there is access to a utility cupboard and vegetable garden.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signed posted to Cinderford. Proceed along into the town centre turning right at the triangle following the road around to the left into Commercial Street continuing along into Church Road. Continue approximately halfway along the road, the left turning into Meend Garden Terrace can be found opposite The Nags Head public house.

SERVICES

Mains electricity, gas, water and drainage.

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

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street,
Coleford, Glos. GL16 8HG.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

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.

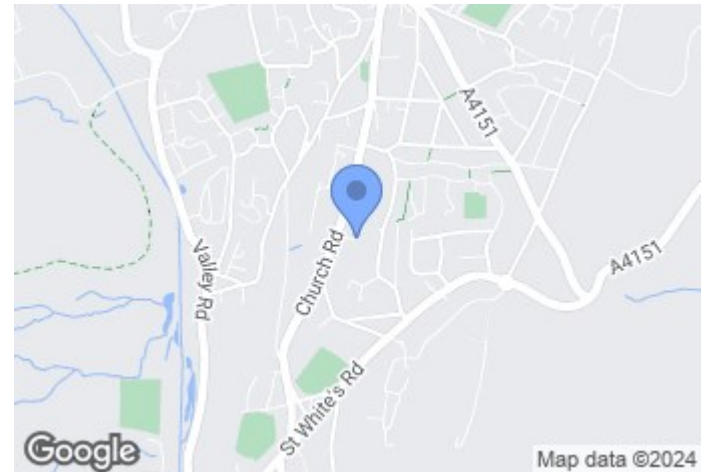
PROPERTY SURVEYS

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

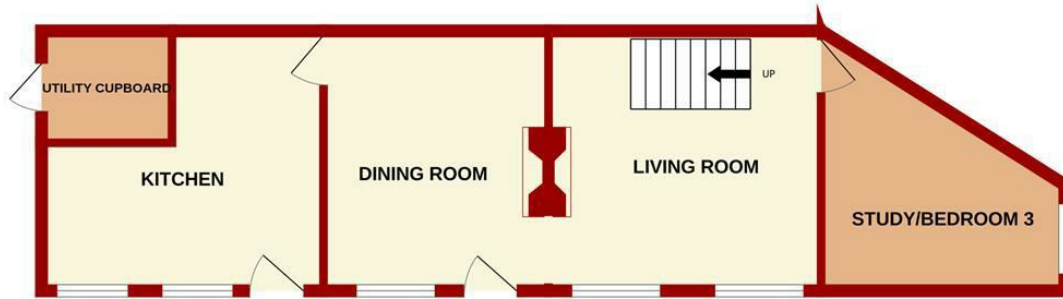
MONEY LAUNDERING REGULATIONS

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)

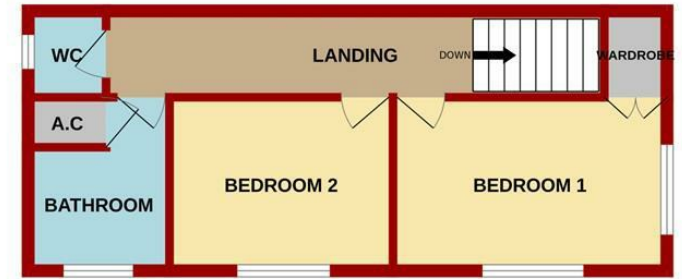




GROUND FLOOR



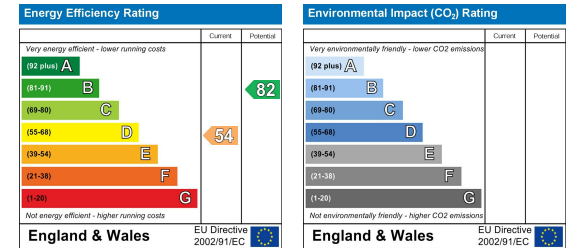
1ST FLOOR



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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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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