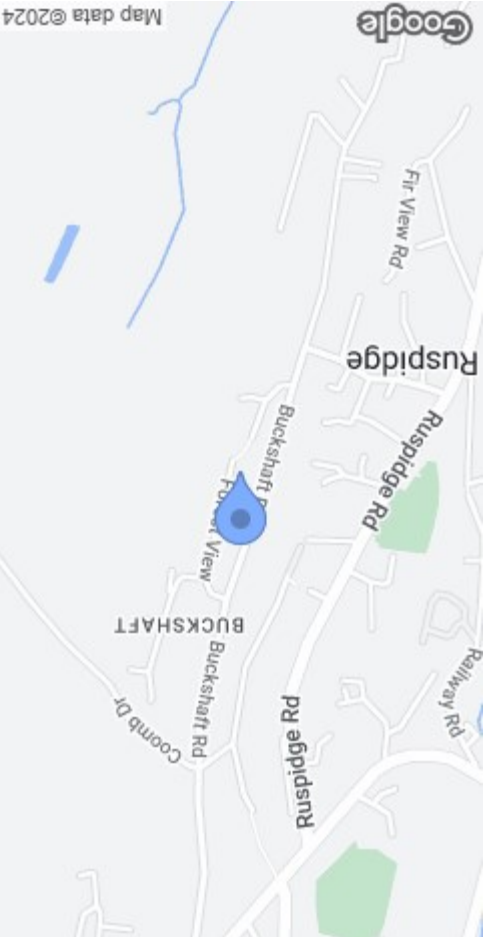




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers are advised to measure the property themselves. The plan is for illustrative purposes only and should be used as a guide only. Measurements are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only.

| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|-------|---|-------|---|-------|---|-------|---|-------|---|-------|---|--------|--|---|------|---|-------|---|-------|---|-------|---|-------|---|-------|---|-------|
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29 Forest View
 Cinderford GL14 3DP

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£270,000

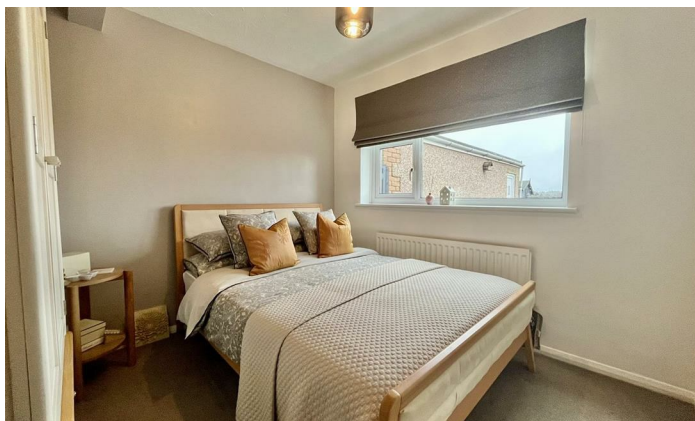
We Are Very Excited To Be Able To Offer For Sale This Much Loved And Beautifully Presented Two Bedroom Semi-Detached Bungalow Situated In A Quiet Cul-De-Sac On The Outskirts Of Cinderford Town. The Property Offers A Spacious 20ft Lounge/Diner With Karndean Parquet Flooring, Modern Fully Fitted Kitchen, Two Double Bedrooms And A Shower Room As Well As A Detached Garage, Driveway Parking For Two/Three Vehicles, Well Maintained West-Facing Garden And Beautiful Forest Views.

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.



Side aspect composite door leads into

ENTRANCE HALL

Karndean parquet flooring, loft hatch with a fitted ladder to loft space housing the gas-fired combi boiler, airing cupboard with radiator and shelving, radiator, doors lead off into the lounge/diner, kitchen and two bedrooms.

KITCHEN

9'11 x 9'00 (3.02m x 2.74m)

High quality fully fitted modern kitchen with a range of eye and base level units in a high gloss finish and integral sink with drainer. Integrated appliances include a Neff electric oven, microwave oven/grill, induction hob with smart extractor over and fridge/freezer. Space and plumbing for washing machine, built in larder cupboard, island with breakfast bar. Tiled floor, front aspect window with fitted shutter blinds.

LOUNGE/DINER

20'10 x 11'02 (6.35m x 3.40m)

A bright and spacious room with Karndean parquet flooring, tv point, broadband point, radiators, French doors lead out to the rear garden and provide views towards the Forest.

BEDROOM ONE

12'11 x 11'02 (3.94m x 3.40m)

A double sized room with radiator, front aspect window with fitted shutter blinds.

BEDROOM TWO

9'03 x 9'00 (2.82m x 2.74m)

A further double sized room with radiator, rear aspect window overlooking the garden and Forest in the distance.

SHOWER ROOM

6'08 max x 6'01 max (2.03m max x 1.85m max)

Modern fitted suite to include walk-in drencher shower cubicle with tiled surround, low level w.c, vanity sink unit with tiled splash-backs, heated towel rail, tiled floor, small obscured side aspect window.

OUTSIDE

The enclosed front garden is laid to lawn and is accessed via a block paved path. To the side of the property is the driveway suitable for parking three vehicles and this in turn leads to the garage. A side gate gives access to the rear garden.

DETACHED SINGLE GARAGE

23'05 x 8'03 (7.14m x 2.51m)

Larger than average size, accessed via an up and over door from the driveway and with power and lighting. A side door gives access from the garden, double glazed window to rear aspect.

REAR GARDEN

The west-facing garden enjoys superb views towards the Forest and comprises a private slate patio ideal for relaxing, lawned area, attractive flower and shrub borders, garden shed. A gate and steps down at the end of the garden give access to a sloped area that can have various uses including possible development opportunity.

DIRECTIONS

From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136 and continue up and over Plump Hill. Upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford, continue along here and after the Gulf garage turn right into Valley Road. Proceed along here until reaching the mini roundabout, take the first exit to continue along Valley Road. Upon reaching the T-junction turn left onto St. Whites Road and proceed up the hill taking the 3rd turning right into Buckshaft Road. Continue along here taking the turning left into Forest View where the property can be found towards the end on the right-hand side.

SERVICES

Mains Water, Drainage, Electricity and Gas. Openreach Broadband 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)

