



129a High Street
Cinderford GL14 2TB



STEVE GOOCH
ESTATE AGENTS | EST 1985

£190,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOM MID TERRACE PROPERTY offered with NO ONWARD CHAIN and benefitting from ENCLOSED REAR GARDEN, OFF ROAD PARKING, CLOSE ACCESS TO WOODLAND WALKS and the TOWN CENTRE, SOLAR PANELS WITH STORAGE BATTERY, DOUBLE GLAZING and GAS CENTRAL HEATING.

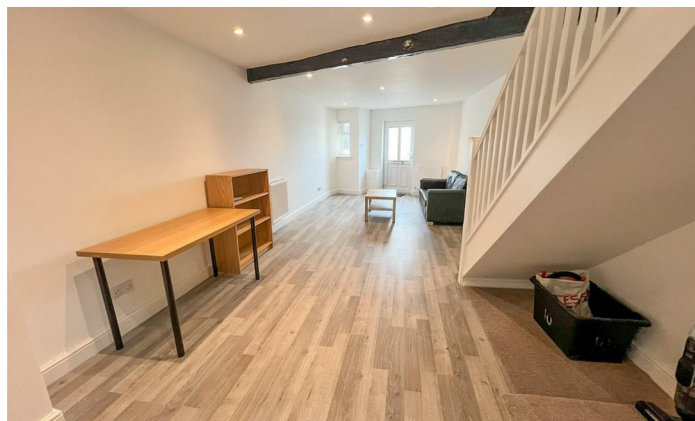
The property comprises of LOUNGE/DINER, KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS, STUDY/DRESSING ROOM and FAMILY BATHROOM.

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 door with glazed panel to top. This leads into the:

LOUNGE/DINING ROOM

26'1" x 10'10" (7.95m x 3.30m)

Inset ceiling lights, exposed ceiling timber, stairs leading to the first floor, power points, tv point, two double radiators, wood effect laminate flooring, front aspect upvc double glazed window, central heating thermostat control, mains wired smoke alarm. Solid timber door giving access into:

KITCHEN/BREAKFAST ROOM

18'7" x 6'9" (5.66m x 2.06m)

Single bowl single drainer stainless steel sink unit, monobloc mixer tap over, rolled edge worktops, tiled surround, power points, range of base units, wall mounted unit housing the gas fired central heating and domestic hot water boiler, four ring electric hob with electric oven beneath, extractor hood over, inset ceiling spots, mains wired smoke alarm, space for freestanding fridge/freezer, plumbing for washing machine, double radiator, continuation of the wood effect laminate flooring, rear aspect upvc double glazed window overlooking the rear garden, rear aspect upvc double glazed door.

From the lounge/diner, stairs lead up to the first floor:

LANDING

Inset ceiling spots, smoke alarm, access to roof space, power points, doors to:

BEDROOM ONE

15'01 min to 15'10 max x 10'11 (4.60m min to 4.83m max x 3.33m)

Inset ceiling spots, double radiator, power points, front aspect upvc double glazed window with views towards forest and woodland.

BEDROOM TWO

13'7" x 6'11" (4.14m x 2.11m)

Ceiling light, sloped ceiling, double radiator, power points, feature alcove opening, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland in the distance.

STUDY/DRESSING ROOM

8'5" max to 8'0" min x 5'6" max to 2'7" min (2.57m max to 2.44m min x 1.68m max to 0.79m min)

Ceiling light, single radiator.

BATHROOM

Fully tiled, wood effect flooring, white suite with close coupled w.c, vanity sink unit with cupboards beneath, monobloc tap fitted over, double walk-in shower cubicle, mains fed shower fitted with conventional head, chrome wall mounted heated towel radiator, ceiling light, extractor fan.

OUTSIDE

The rear garden benefits from a canopy style porch with outside lighting and tap, concrete patio seating area and a raised garden area. The rear garden is enclosed by fencing and walling surround.

A pathway and steps leading to a gravelled parking area suitable for parking one vehicle.

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. Proceed up the High Street, passing the second petrol station on the left hand side. Turn left into Albion Road. After a short distance the parking area can be found on the right hand side. The front of the property can be found on the High Street.

SERVICES

Mains water, drainage, electricity and gas. Solar panels, with storage battery - owned outright. 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: 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.

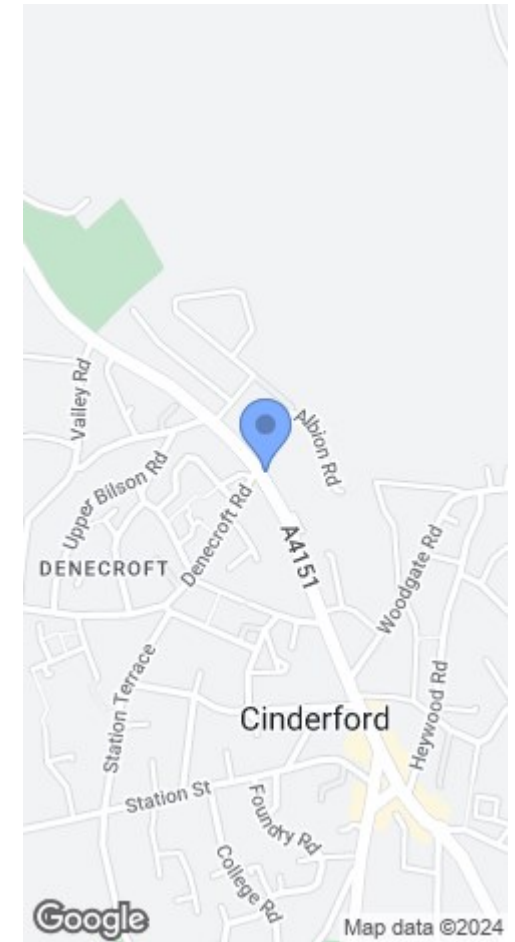
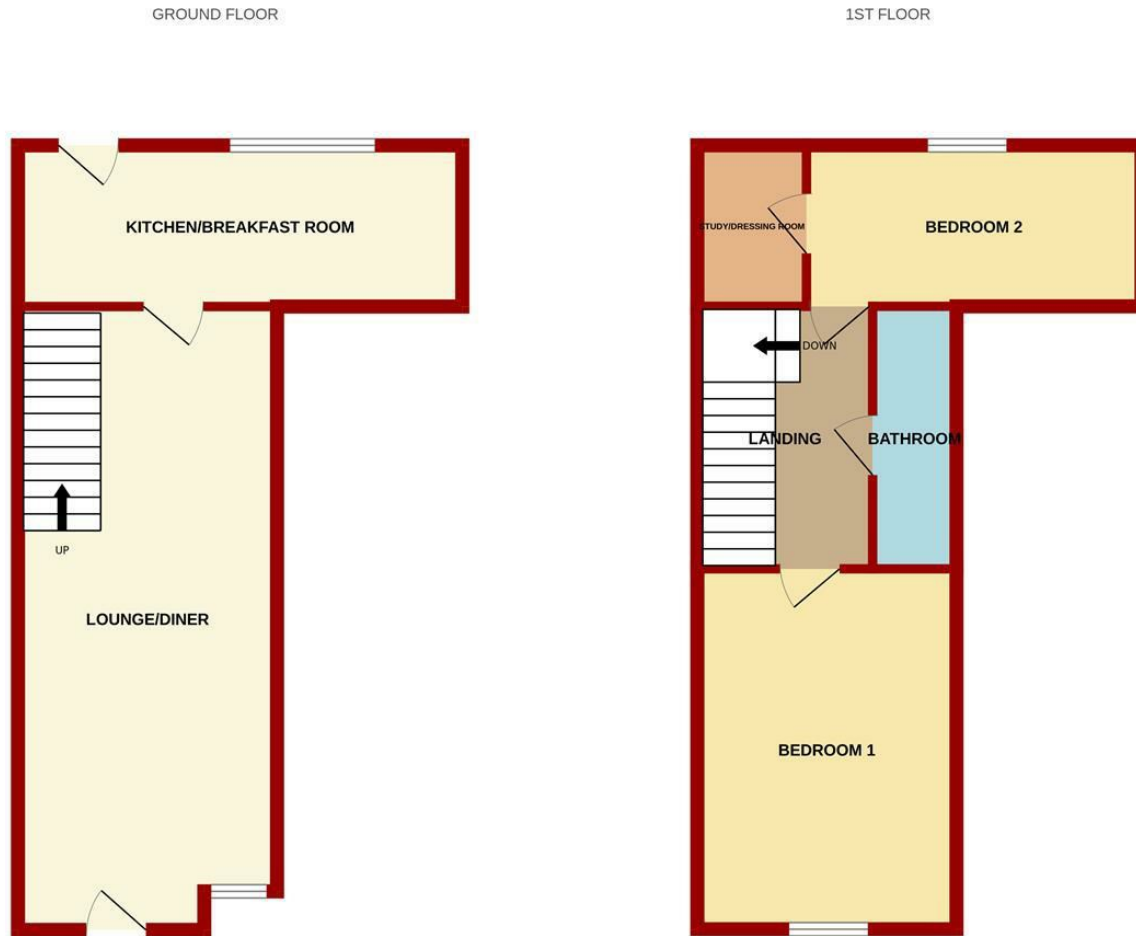
PROPERTY SURVEYS

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

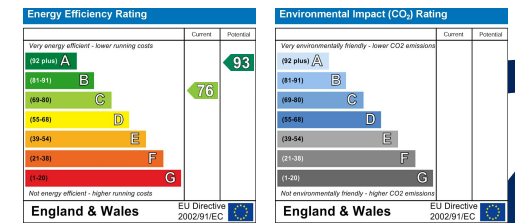
MONEY LAUNDERING REGULATIONS

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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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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