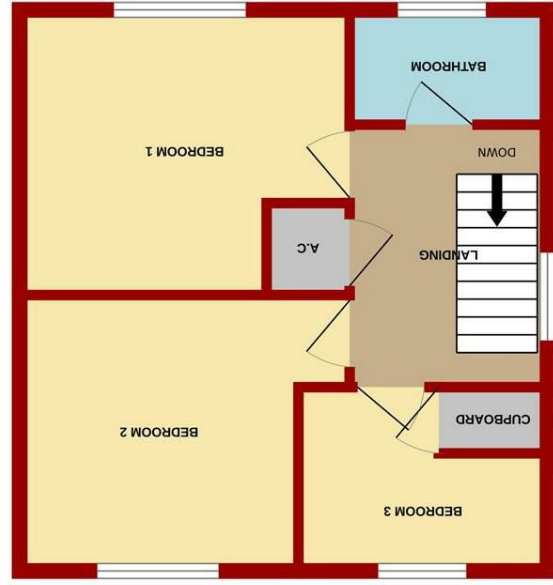




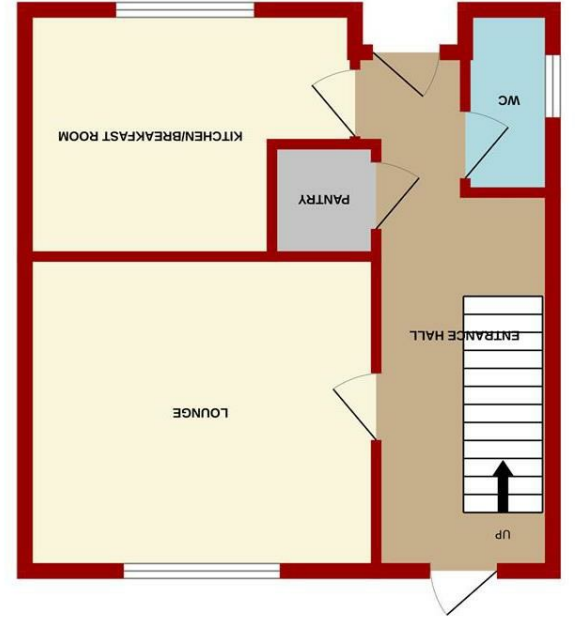
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 92-100 kWh/m <sup>2</sup> (low energy)   B: 81-91   C: 69-80   D: 55-68   E: 41-54   F: 21-40   G: 1-20 (high energy)	 A: 10-35 g/kWh   B: 36-45   C: 46-55   D: 56-65   E: 66-75   F: 76-85   G: 86-100 (high energy)

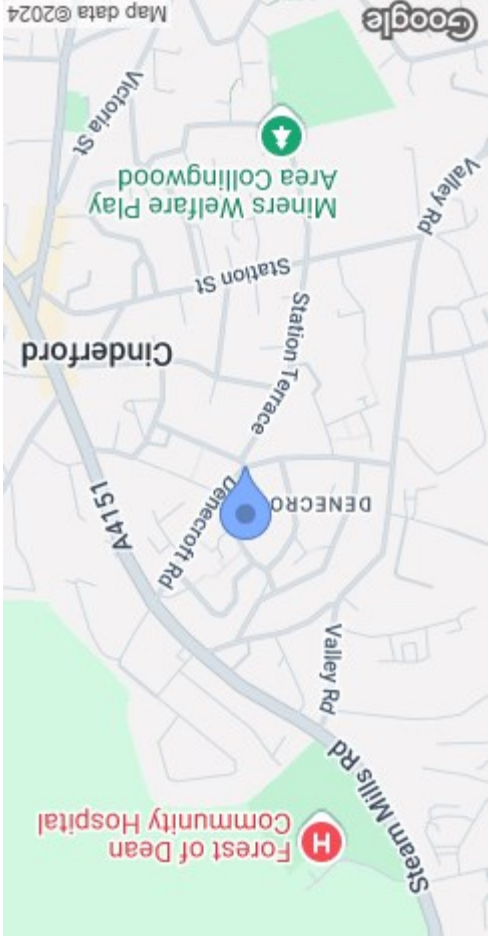
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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1ST FLOOR



GROUND FLOOR



## Guide Price £210,000

We Are Delighted To Offer For Sale This Three Bedroom Semi-Detached Property In Cinderford Located Within A Short Walk Of The Town Centre Making For An Ideal Investment/First Time Buy Opportunity.

The Property Offers A Lounge, Kitchen/Breakfast Room And Downstairs W.C. As Well As Three Bedrooms And A Bathroom On The First Floor, Off-Road Parking, A Good Sized Enclosed South-Facing Garden.

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.



A double glazed Upvc front door leads into;

### ENTRANCE HALL

Radiator, stairs lead to first floor landing, pantry cupboard with shelving, rear aspect door leads out to the garden, doors lead off to the kitchen/breakfast room, lounge and downstairs w.c.

### KITCHEN/BREAKFAST

12'04 x 9'03 (3.76m x 2.82m)

Comprising fitted wall and base level units with laminate worktops and stainless steel sink unit. Space for a cooker, plumbing for a washing machine, tumble dryer and fridge/freezer. Front aspect window.

### LOUNGE

13'03 x 11'08 (4.04m x 3.56m)

Laminate wood effect flooring, radiator, rear sunny aspect window overlooking the garden.

### DOWNSTAIRS W.C.

Low level w.c., wall mounted gas-fired combi boiler, radiator, obscured side aspect window.

### LANDING

Airing cupboard, loft hatch leading to loft space, doors lead off to the three bedrooms and bathroom.

### BEDROOM ONE

11'06 x 10'05 (3.51m x 3.18m)

Radiator, front aspect window.

### BEDROOM TWO

9'09 x 9'02 (2.97m x 2.79m)

Radiator, rear aspect window.

### BEDROOM THREE

10'01 x 6'11 (3.07m x 2.11m)

Built-in storage cupboard, radiator, rear aspect window.

### BATHROOM

8'03 x 5'06 (2.51m x 1.68m)

Modern white suite to include a bath with tiled splashbacks, low level w.c., pedestal handbasin, radiator, obscured front aspect window.

### OUTSIDE

The front garden is laid to gravel and there is off-road parking for one/two vehicles. There is a gated side access leading through to the rear garden. The south-facing rear garden is also laid to patio and gravel with low maintenance in mind.

### 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 up to the town centre, passing the Applegreen garage on the left-hand side. Take the next turning right into Denecroft Road and then the third turning left into Cedardean where the property can be found after a short distance on the right hand side.

### 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.

### 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)

### LOCAL AUTHORITY

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