



FOR SALE
STEVE GOOCH
ESTATE AGENTS
01594 542535

4 Valley Road
Cinderford GL14 2PD



STEVE GOOCH
ESTATE AGENTS | EST 1985

£225,000

A Charming And Well Appointed Two Bedroom, Two Reception Extended Cottage Offering A Wealth Of Character And Charm Throughout With Original Fireplaces And Benefitting From A Large Garden With Workshop, Off-Road Parking And Is Located In A Convenient Location With Easy Access To Schools, Shops And The New Forest Of Dean Community Hospital.

The Accommodation Briefly Comprises Lounge, Dining Room, Kitchen, Utility, Bathroom, Pantry And Boot Room On The Ground Floor With Two Double Bedrooms 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 A Brand New Community Hospital And Health Centre, Schools, A Library, A Leisure Centre With Pool, 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 composite door leads into:

LOUNGE

12'2" x 11'9" (3.71m x 3.58m)

Feature original Victorian fireplace with tiled hearth and shelving fitted in alcoves either side, TV point, radiator, hardwood flooring, front aspect window, door leads to;

DINING ROOM

12'2" x 11'10" (3.71m x 3.61m)

Feature fireplace, internet point, radiator, rear aspect window overlooking the garden, stairs lead to the first floor with storage cupboard beneath, doors lead off to the bathroom and rear hallway.

BATHROOM

12'4" x 6'5" (3.76m x 1.96m)

A spacious room featuring a modern suite comprising a wood panelled bath with mains fed shower over and tiled surround, low level w.c, pedestal handbasin with tiled splashbacks, heated ladder towel rail, radiator, tiled floor, two velux skylights.

REAR HALLWAY

Radiator, tiled floor, rear aspect composite door to garden, doors lead off to kitchen, utility, pantry and boot room.

KITCHEN

9'4" x 8'5" (2.84m x 2.57m)

Fitted wall and base level units with wood block worktops, butler sink unit, space for a gas cooker, plumbing for washing machine and dishwasher, space for under counter fridge or freezer. Tiled splashbacks, tiled floor, front aspect window. Wall mounted gas-fired boiler.

UTILITY ROOM

5'9" x 5'0" (1.75m x 1.52m)

Fitted laminate worktop with space below for a tumble dryer, space for fridge/freezer. Heated ladder towel rail, tiled floor, side aspect window.

PANTRY

Fitted shelving, power and lighting, side aspect window.

BOOT ROOM

Power and lighting, rear aspect window.

LANDING

Loft hatch to loft space, exposed floorboards, doors lead off to bedrooms one and two.

BEDROOM ONE

12'2" x 11'8" (3.71m x 3.56m)

A double room with a feature fireplace with cast iron grate inset, exposed floorboards, radiator, front aspect window.

BEDROOM TWO

12'1" x 9'6" (3.68m x 2.90m)

A double room with built in double wardrobe, exposed floorboards, radiator, rear aspect window overlooking the garden.

OUTSIDE

The property is fronted by a low wall with a gate and path leading to the front door and to the side of the property where a further gated access leads to the rear garden.

The large garden is an ideal space for relaxing with a large patio immediately to the rear of the cottage and a lawned area with colourful flower borders, trees and shrubs. There is a useful workshop outbuilding that adjoins the bathroom. To the rear of the garden is the parking area suitable for two vehicles accessed via a privately owned track off Seven Stars Road.

SERVICES

Mains electricity, gas, water and drainage.

Fibre Broadband available with speed around 70 Mbps.

WATER RATES

Severn Trent Water Authority - Rate TBC

Forest of Dean District Council (Mitcheldean)

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.

DIRECTIONS

From the Mitcheldean office, proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout signposted Coleford and Monmouth. Continue up and over Plump Hill and then turn left at the Nailbridge traffic lights signposted Cinderford. Take the right turning just after the Gulf garage into Valley Road where the property can be found after a short distance on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

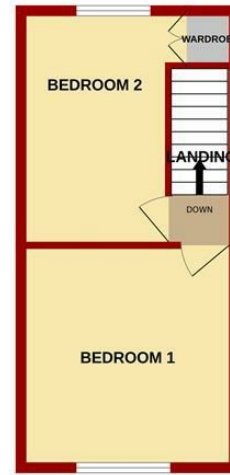
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



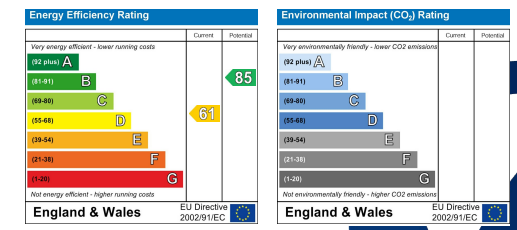
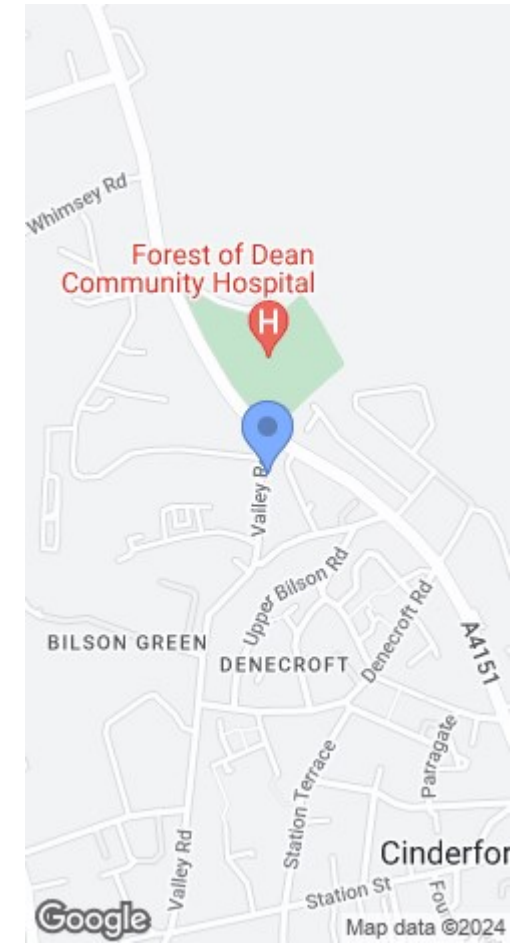
GROUND FLOOR



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.



The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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