



**Green Island, 19 St. Annals Road
Cinderford GL14 2AR**

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

£375,000

No Onward Chain We are delighted to offer for sale this substantial three bedroom detached chalet-style bungalow located in a prominent position along a popular, quiet road within walking distance of the town centre with key benefits including gated driveway parking, single garage, enclosed south facing garden and views towards the Welsh Mountains.

The property has potential for further conversion into the loft with necessary permissions and further benefits from gas-fired central heating and double glazing.

The accommodation briefly comprises entrance hall, living room, kitchen, two bedrooms, bathroom and cloakroom on the ground floor with a spacious landing and further bedroom 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 the new community hospital, schools, a library, a leisure centre, and a local market.





Front aspect upvc door leads into:

ENTRANCE HALL

Exposed floorboards, radiators, storage cupboard, doors lead off to the living room, kitchen, bedrooms 2 and 3, bathroom and cloakroom

LIVING ROOM

21'1" x 12'10" (6.43m x 3.91m)

Feature open fireplace, radiator, exposed floorboards, large front aspect window, stairs to first floor landing.

KITCHEN

16'7" x 7'10" (5.05m x 2.39m)

Modern fully fitted wall and base level units with laminate worktops and inset stainless steel sink with drainer. Space for a cooker, fridge/freezer and plumbing for a washing machine. Wall mounted gas-fired Worcester combi boiler, radiator, side and front aspect windows, side aspect door.

BEDROOM TWO

18'1" x 9'11" (5.51m x 3.02m)

Radiator, side and rear aspect windows overlooking the garden and with views of the Forest in the distance.

BEDROOM THREE

10'11" x 9'11" (3.33m x 3.02m)

Radiator, rear aspect window overlooking the garden.

BATHROOM

8'6" x 7'9" (2.59m x 2.36m)

White suite comprising a bath with tiled surround, walk-in shower cubicle with electric shower and tiled surround, pedestal handbasin with tiled splashbacks, radiator, obscured rear aspect window.

CLOAKROOM

Low level w.c, wall mounted handbasin with tiled splashbacks, radiator, obscured rear aspect window.

LANDING

12'10" x 12'9" (3.91m x 3.89m)

Airing cupboard housing the pressurised hot water cylinder, loft hatch to loft space, exposed floorboards, radiator, front aspect window, door into;

BEDROOM ONE

13'10" x 12'10" (4.22m x 3.91m)

Access to spacious eaves storage ideal for further conversion, radiator, rear aspect window

GARAGE

15'5" x 8'6" (4.70m x 2.59m)

Accessed from the driveway via a wooden roller door.

OUTSIDE

The front garden is laid to lawn with feature pond in the centre and is fronted by a low wall with wrought iron railings, the tarmac gated driveway is suitable for parking two vehicles and leads to the garage and front entrance. A pathway to both sides of the property provides access to the rear garden.

The south-facing garden is well stocked with flower and shrub borders split by steps up through to the top where there is a shed, there is also a private patio ideal for relaxing in the sun.

SERVICES

Mains water drainage electricity & gas.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

Council Tax Band: D

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 down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Cinderford. Proceed up into the town centre, then take the first exit at the mini roundabout into Dockham Road. Continue along the road where the property can be found on the right.

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



Google

Map data ©2024

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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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 75 | 60 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |

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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