



34a Barleycorn Square
Cinderford GL14 2LF



STEVE GOOCH
ESTATE AGENTS | EST 1985

34a Barleycorn Square

Cinderford GL14 2LF

£210,000

We Are Excited To Be Able To Offer For Sale This Modern Spacious Three Bedroom Mid-Terrace Home Built In 2018 To A High Standard And Benefitting From A High Energy Efficiency Rating (84B). The Property Offers Open Plan Living As Well As A Master En-Suite Bedroom, Downstairs W.C, Parking For Two Vehicles And A Well Maintained Enclosed Rear Garden.

The Property Is Situated In A Quiet Area Being Within A Short Walk Of The Town Centre And Within Easy Access Of Local Schools, College And Woodland.

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.



Front aspect composite door leads into;

ENTRANCE HALL

Radiator, ceramic tile flooring, stairs leading to the first floor landing, doors lead off into the downstairs w.c and open plan living/dining/kitchen room.

DOWNSTAIRS W.C

Low level w.c, vanity handbasin with tiled splash-backs, radiator, ceramic tile flooring, front aspect obscured window.

KITCHEN/LIVING/DINING ROOM

27'05 max x 14'11max (8.36m max x 4.55mmax)

Kitchen Area- modern fully fitted eye and base level high gloss units with granite effect worktops, breakfast bar and inset stainless steel sink with drainer. Integral appliances include a fridge/freezer, washing machine, electric oven, four ring gas hob with glass splash-back and cooker hood over. Ceramic tile flooring, front aspect window.

Living/dining Area- feature fireplace surround with electric fire, tv point, radiators, wood flooring, built-in understairs storage cupboard, double French doors with full height windows either side lead out to the rear garden.

LANDING

Loft hatch to insulated loft space, airing cupboard with radiator, radiator, doors leading off to the three bedrooms and family bathroom.

MASTER BEDROOM

11'04 x 8'05 (3.45m x 2.57m)

Built-in triple mirrored wardrobes, radiator, tv point, rear aspect window overlooking the garden. Door leads into;

ENSUITE SHOWER ROOM

Walk-in electric shower with tiled surround, low level w.c, vanity handbasin, heated towel rail, tiled floor, extractor.





BEDROOM TWO

11'03 x 8'00 (3.43m x 2.44m)

Radiator, front aspect window.

BEDROOM THREE

7'10 x 6'06 (2.39m x 1.98m)

Radiator, tv point, front aspect window.

FAMILY BATHROOM

7'11 x 5'02 (2.41m x 1.57m)

Modern white suite comprising bath with shower over, low level w.c and vanity handbasin. Heated towel rail, part tiled walls, tiled floor, extractor.

OUTSIDE

To the front of the property are two allocated parking spaces. Steps lead up to the front entrance.

The good sized enclosed rear garden comprises an astroturf seating area, with steps and a path leading to areas laid to lawn and gravel with attractive plant borders. At the end of the garden is a timber frame shed with power.

DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the turning signposted Cinderford and continue along this road passing the Gulf garage on the right-hand side. Immediately after, take the right turning into Valley Road and follow the road along taking the third turning left into Station Street. Take the first turning right into Barleycorn Square where the property can be found after a short distance on the left.

SERVICES

Mains water, drainage, electricity and gas.
Openreach & Full Fibre in area. Ultrafast broadband has download speeds of greater than 300Mbps. 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).

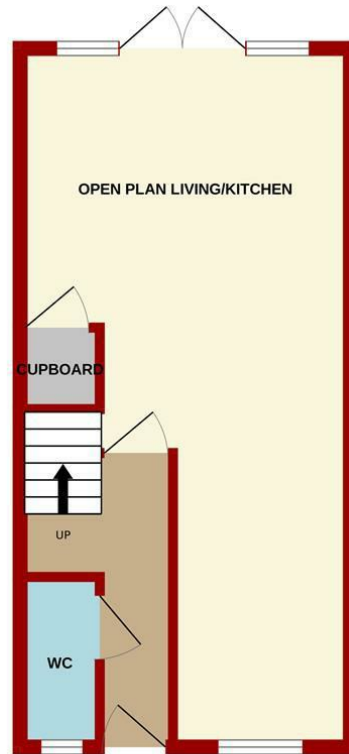
MONEY LAUNDERING REGULATIONS

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)

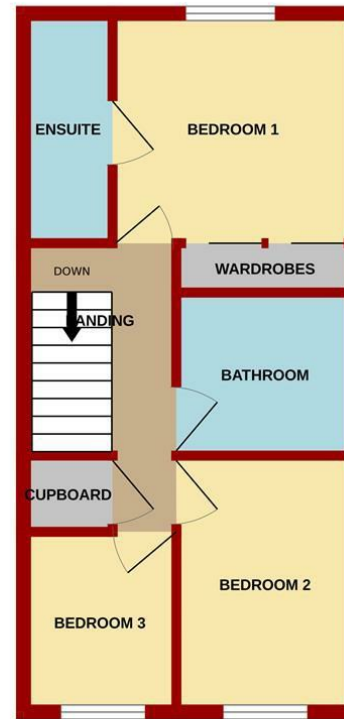




GROUND FLOOR



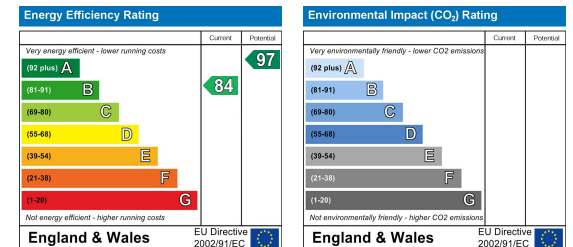
1ST FLOOR



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.





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