



102 Oak Way
Cinderford GL14 3PG



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £230,000

*****PRICED FOR A QUICK SALE*****

We Are Delighted To Offer For Sale This Extended Three/Four Bedroom Semi-Detached House Located In The Popular Village Of Littledean Being Offered With No Onward Chain. The Property Offers Fantastic Versatile Living Space On The Ground Floor As Well As An Attached Storage Room That Could Be Converted Into A Home Office. Further Benefits Include Off-Road Parking For Two Vehicles, Enclosed Low Maintenance Garden And Countryside Views. The Property Is Connected To All Mains Services.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 4 miles (6.4 kilometres) southwest of the town of Cinderford.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, which is a Grade II listed building. Littledean Jail, a former house of correction turned museum, is another notable attraction in the village.

The village is surrounded by beautiful countryside and offers opportunities for outdoor activities. The nearby Forest of Dean provides ample trails for walking, cycling, and exploring nature. The Wye Valley, with its stunning landscapes and the River Wye, is also within reach.

Littledean has a small but close-knit community. It features a village shop, a primary school, a church, and a pub, which serve as important focal points for residents.



Upvc front door leads into;

ENTRANCE HALL

Radiator, stairs leading to the first floor landing with storage cupboard beneath, doors lead to the lounge and dining room.

LOUNGE

13'04 x 11'08 (4.06m x 3.56m)

Feature gas fire with wooden mantle surround on a marble hearth, radiator, front aspect patio doors.

DINING ROOM

15'08 x 11'07 (4.78m x 3.53m)

Feature stone fronted fireplace with inset solid fuel stove with back-boiler for secondary heating, oak flooring, rear aspect window overlooking the garden with views towards fields. Doors lead into sitting room/bedroom, kitchen and shower room.

SITTING ROOM/BEDROOM FOUR

17'06 x 10'00 (5.33m x 3.05m)

Ideal for multi-purpose as a reception room or fourth bedroom, radiators, oak flooring, front and side aspect windows, rear aspect patio doors lead out to the garden.

SHOWER ROOM

Walk-in electric shower, low level w.c, wall mounted washbasin, heated towel rail, tiled floor and walls.

KITCHEN

15'06 x 10'04 (4.72m x 3.15m)

Fully fitted wall and base mounted units with laminate worktops and an inset one and a half bowl ceramic sink with drainer. Rangemaster range cooker, space and plumbing for a washing machine, dishwasher and fridge/freezer. Tiled walls and floor, side aspect window and side aspect door to rear garden.

LANDING

Airing cupboard housing hot water immersion tank, loft hatch to loft space, doors lead off to bedrooms 1,2,3 and bathroom.





BEDROOM ONE

13'05 x 9'09 (4.09m x 2.97m)

Fitted wardrobes, storage cupboards and dressing table, radiator, laminate wood flooring, front aspect window.

BEDROOM TWO

11'03 x 9'09 (3.43m x 2.97m)

Fitted wardrobes, storage cupboards and dressing table, radiator, laminate wood flooring, rear aspect window with views towards countryside.

BEDROOM THREE

9'02 x 8'02 (2.79m x 2.49m)

Over-stairs storage cupboard, radiator, laminate wood flooring, front aspect window.



BATHROOM

Three piece suite comprising bath, low level w.c and pedestal handbasin, radiator, tiled walls, obscured rear aspect window.

ATTACHED OUTSIDE STORAGE/OFFICE

Could be converted into a home office space, power, lighting and central heating connected. Side aspect window and door.

OUTSIDE

To the front of the property there is a block paved driveway suitable for parking two vehicles. Steps lead down to the house with tiered lawned garden. A path leads down the side to the rear garden.

The low maintenance rear garden is situated over two levels and is mostly laid to patio being ideal for seating and entertaining. There is a shed and greenhouse, as well as a further gated access onto the adjacent public footpath.

DIRECTIONS

From Gloucester proceed along the A48 through the villages of Minsterworth and Westbury on Severn, just after the petrol station at Elton Corner take the right turn signposted Littledean and Cinderford. Follow the road for approximately 2 miles, passing Littledean Jail on the right hand side. Take the next turning right into Oak Way and follow the road around to the left where the property can be found on the left hand side.

SERVICES

Mains water, drainage, electricity and gas

Openreach and Gigaclear in area. Please visit Ofcom mobile & broadband checker to verify availability.

TENURE

Freehold

LOCAL AUTHORITY

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

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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





GROUND FLOOR



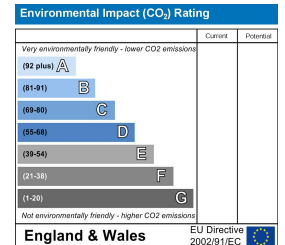
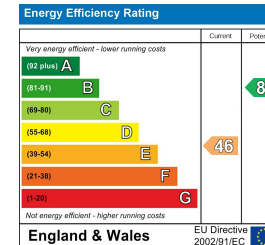
1ST FLOOR



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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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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