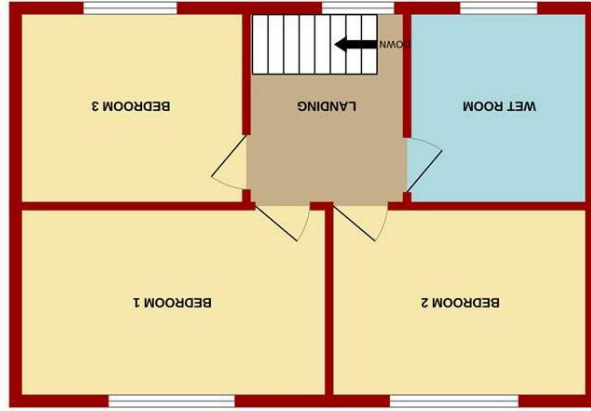
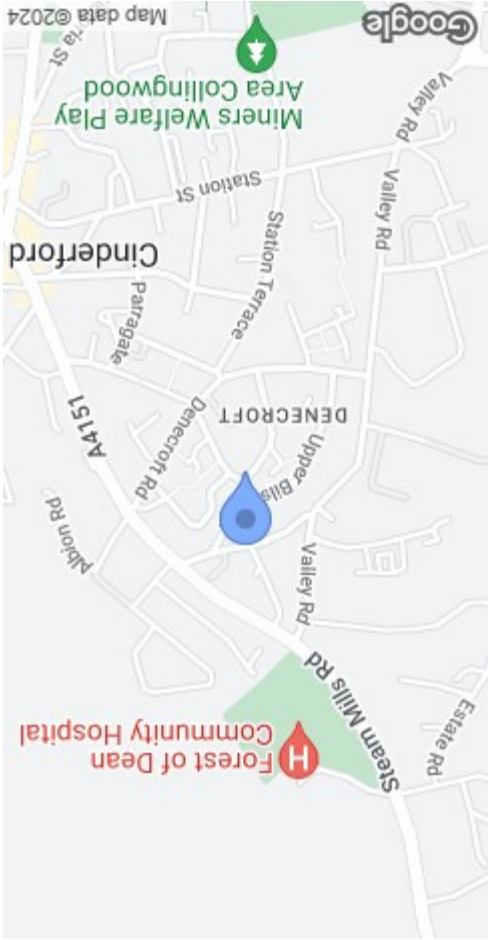




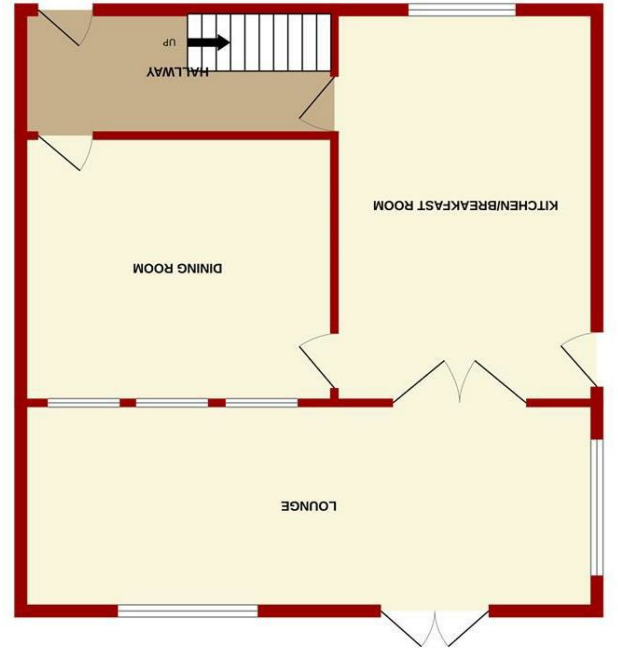
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

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.
 Made with Metropix ©2023

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (new build only)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m²</td></tr> </table>	A	39-47 kWh/m ² (new build only)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ²	<table border="1"> <tr><td>A</td><td>10-35 g/kWh</td></tr> <tr><td>B</td><td>36-45 g/kWh</td></tr> <tr><td>C</td><td>46-55 g/kWh</td></tr> <tr><td>D</td><td>56-65 g/kWh</td></tr> <tr><td>E</td><td>66-75 g/kWh</td></tr> <tr><td>F</td><td>76-90 g/kWh</td></tr> <tr><td>G</td><td>91-120 g/kWh</td></tr> </table>	A	10-35 g/kWh	B	36-45 g/kWh	C	46-55 g/kWh	D	56-65 g/kWh	E	66-75 g/kWh	F	76-90 g/kWh	G	91-120 g/kWh
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1ST FLOOR



GROUND FLOOR



19 Hollydean & Building Plot Denecroft
 Cinderford GL14 2LW



STEVE GOOCH
 ESTATE AGENTS | EST 1985

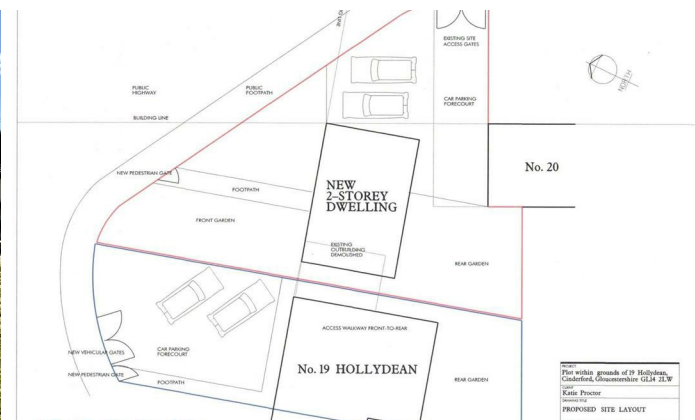
Auction Guide £160,000

An Exciting Opportunity To Acquire A Spacious Three Bedroom Semi-Detached Non-Traditional Construction Property Sat In A Generous Corner Plot With Planning In Principle Approved For The Construction Of A Further Detached Dwelling, Being Located In The Centre Of Cinderford. The Property Benefits From Off Road Parking And Having Easy Access To The Local Shops And Amenities.

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.

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.



Partly glazed upvc door leads into;

ENTRANCE HALL

Phone point, radiator, stairs lead to the first floor landing, window to front aspect, doors lead into Kitchen/Breakfast Room and Dining Room.

KITCHEN/BREAKFAST ROOM

18'01 x 12'01 (5.51m x 3.68m)

A spacious room benefitting from wall and base level units with laminate worktops and an inset stainless steel sink and drainer, space for freestanding cooker, plumbing for washing machine, space for fridge/freezer, built in storage cupboard, wall mounted gas fired combi boiler, radiator, window to front aspect, partly glazed upvc door to side aspect leading out to the garden. Doors lead into the Lounge and Dining Room.

LOUNGE

20'01 x 9'10 (6.12m x 3.00m)

Feature stone built fireplace with gas fire, radiator, windows to side and rear aspects overlooking the garden, double patio doors to the rear aspect lead out to the garden.

DINING ROOM

14'07 x 10'11 (4.45m x 3.33m)

Wall mounted gas fire, lift providing alternate access to the first floor, radiator.

LANDING

Radiator, window to front aspect, loft hatch to loft space, doors to the three bedrooms and wet room.

BEDROOM ONE

12'10 x 10'11 (3.91m x 3.33m)

Radiator, window to rear aspect, lift providing alternate access to the ground floor.

BEDROOM TWO

11'07 x 10'11 (3.53m x 3.33m)

Airing cupboard, radiator, window to rear aspect.

BEDROOM THREE

9'10 x 6'11 (3.00m x 2.11m)

Radiator, window to front aspect.

WET ROOM

7'00 x 6'06 (2.13m x 1.98m)

Mains fed shower, low level w.c., pedestal hand basin, radiator, window to front aspect.

OUTSIDE W.C

Low level w.c and a wall mounted hand basin.

STORE ROOM

Ideal for conversion into a utility.

OUTSIDE

The property is situated in a generous corner plot with the gardens being mostly laid to lawn. A gate and footpath to the front of the property leads up to the front entrance. A pair of gates to the side of the property lead to off-road parking for one/two vehicles. The rear garden is laid to patio.

AGENTS NOTE

Planning Ref- P0057/22/PIP

The property is of non-standard construction. Please seek Independent Financial Advice if requiring a mortgage.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136 in the direction of Coleford and Monmouth. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue along and after approximately three quarters of a mile, turn right onto Valley Road. Proceed along passing the Co-Op on your left, taking the next left turn into Deancroft Road. Take the second left turn into Hollydean where the property can be found at the end of the road on the right hand side.

SERVICES

Mains water, electricity, drainage, gas.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

LOCAL AUTHORITY

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.

NOTE TO BUYERS

"THIS PROPERTY IS AVAILABLE VIA ONLINE AUCTION. ENDING 2ND SEPTEMBER 12:00

Please visit the Steve Gooch website and click 'Auctions' and then 'Available at Auction'

In order to view the legal pack and/or bid first register and verify your email.

Then, via the dashboard:

- pass an ID check
- enter your card details
- enter your solicitor details"

TRADITIONAL ONLINE AUCTION INFORMATION

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

FEES

The winning buyer will be charged £5,000 automatically at the end of the auction, of which:

£3,960 is a buyer fee
£1,040 is deposit contribution

On Exchange of contracts, the buyer must pay 10% towards the purchase price of property. £1,400 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day.

Pricing Information:

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount. Steve Gooch Estate Agents and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees."