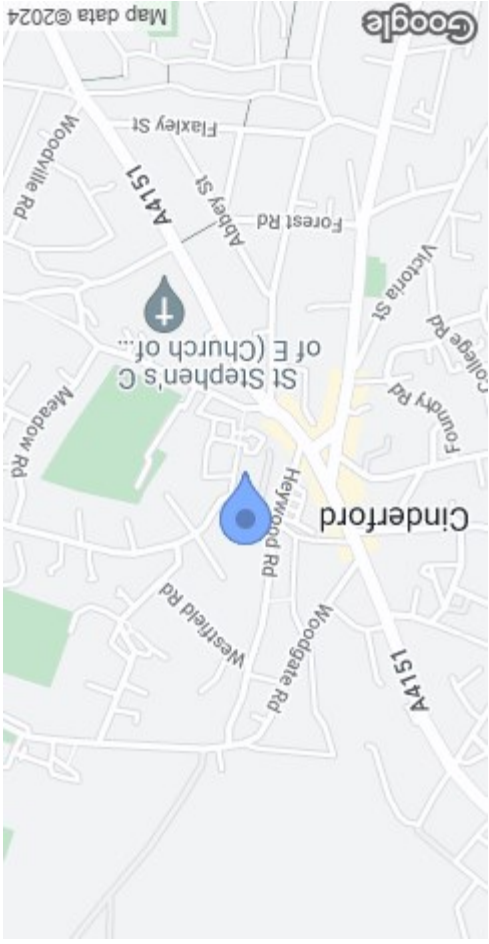




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 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	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>Very low energy</td></tr> <tr><td>B</td><td>Low energy</td></tr> <tr><td>C</td><td>Medium energy</td></tr> <tr><td>D</td><td>High energy</td></tr> <tr><td>E</td><td>Very high energy</td></tr> <tr><td>F</td><td>Very high energy</td></tr> <tr><td>G</td><td>Very high energy</td></tr> </table>	A	Very low energy	B	Low energy	C	Medium energy	D	High energy	E	Very high energy	F	Very high energy	G	Very high energy	<table border="1"> <tr><td>A</td><td>Very low energy</td></tr> <tr><td>B</td><td>Low energy</td></tr> <tr><td>C</td><td>Medium energy</td></tr> <tr><td>D</td><td>High energy</td></tr> <tr><td>E</td><td>Very high energy</td></tr> <tr><td>F</td><td>Very high energy</td></tr> <tr><td>G</td><td>Very high energy</td></tr> </table>	A	Very low energy	B	Low energy	C	Medium energy	D	High energy	E	Very high energy	F	Very high energy	G	Very high energy
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Treeford, 2 Edge Hills Close  
 Cinderford GL14 2XD



# £399,950

We Are Proud To Offer For Sale This Attractive C.1930's Three/Four Bedroom Detached Home That Has Recently Undergone Extensive Renovations, Now Offering The Opportunity To Acquire A Characterful Yet Modern Ideal Family Home In The Heart Of Cinderford Located In A Small Cul-De-Sac Within Two Minutes Walk Of The Town Amenities.

This Fabulous Residence Is Set Within A Large Plot Having A 70ft. West-Facing Garden, Off-Road Parking For Several Vehicles And Far Reaching Views Towards Forest And The Welsh Mountains In The Distance. The Property Is Being Offered With No Onward Chain.

The Accommodation Briefly Comprises Front Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Utility And W.C On The Ground Floor With Three Bedrooms, Fourth Bedroom/Office And Family Bathroom On The First Floor. The Property Benefits From Double Glazing And Gas-Fired Central Heating.

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. 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.

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 upvc door leads into;

#### FRONT PORCH

Power points, light, side and front aspect windows, composite door leads into;

#### ENTRANCE HALL

Radiator, exposed wooden floorboards, stairs leading to the first floor landing, storage cupboard beneath. Doors lead off to the lounge and kitchen.

#### LOUNGE

15'08 x 12'01 (4.78m x 3.68m)

Feature fireplace with wooden lintel and a slate hearth with wood burning stove inset, radiator, exposed wooden floorboards, front and rear aspect windows with pleasant outlooks over the gardens.

#### KITCHEN

15'01 x 12'01 (4.60m x 3.68m)

Fitted base mounted units with wood block worktops, central island with inset 1.5 ceramic sink basin with drainer, electric range cooker with stainless steel splashback and extractor hood over, radiator, exposed wooden floorboards, side and rear aspect French doors leading out to the garden. Doors lead into the dining room and utility.

#### DINING ROOM

14'01 x 9'11 (4.29m x 3.02m)

Feature chimney breast with inset gas fire, radiator, exposed wooden floorboards, front aspect window.

#### UTILITY

Space and plumbing for a washing machine, side aspect high level obscured window, door into;

#### W.C

Low level w.c., small wall mounted washbasin, newly fitted wall mounted gas-fired combi boiler.

#### LANDING

Loft hatch to insulated loft space, radiator, exposed wooden floorboards, front aspect window, doors lead off to bedrooms 1,2,3,4 and bathroom.

#### BEDROOM ONE

14'02 x 10'00 (4.32m x 3.05m)

Radiator, exposed wooden floorboards, front aspect window.

#### BEDROOM TWO

12'02 x 9'00 (3.71m x 2.74m)

Radiator, exposed wooden floorboards, front aspect window.

#### BEDROOM THREE

12'01 x 9'00 (3.68m x 2.74m)

Radiator, exposed wooden floorboards, rear aspect window with far reaching Forest views and beyond to the Welsh Mountains.

#### BEDROOM FOUR/OFFICE

12'02 x 4'10 (3.71m x 1.47m)

Radiator, exposed wooden floorboards, rear aspect window with views towards the Forest and Welsh Mountains.

#### BATHROOM

7'09 max x 5'07 (2.36m max x 1.70m)

Brand new modern suite comprising a bath with mains fed shower over, low level w.c., vanity washbasin, heated towel rail, partly tiled walls, side aspect obscured window.

#### OUTSIDE

The property is fronted by a low wall with gated access to the gravelled driveway and path leading to the main entrance. The front garden is laid to lawn with access to both sides of the property. The driveway runs along the right side of the house and is suitable for parking three/four vehicles.

The west-facing 70 ft. rear garden is predominantly laid to lawn making it ideal for entertaining or a game of football with the kids. There is a hard standing for a shed and a seating area in the bottom corner of the garden.

#### DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the turning signposted Cinderford and follow the road along to the High Street. Take the left turning into Heywood Road and then the first right into Edge Hills Road. Take the next turning right into Edge Hills Close where the property can be found on the right.

#### SERVICES

Mains water, drainage, electricity and gas.

Full Fibre and Openreach in area

#### WATER RATES

Severn Trent Water Authority - Rate TBA

#### 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 (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)

