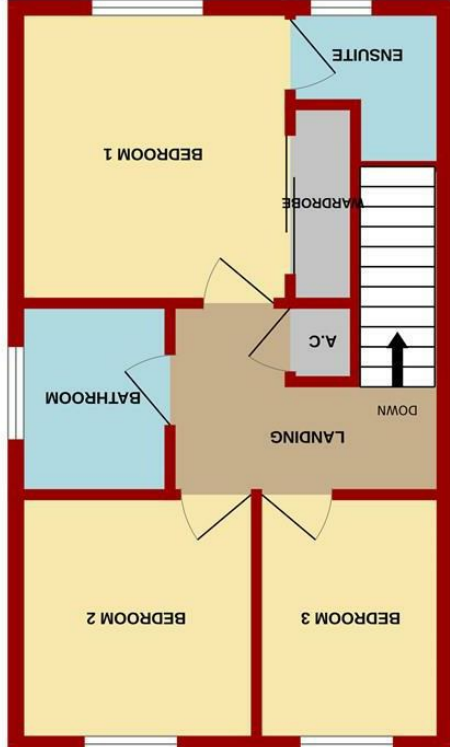
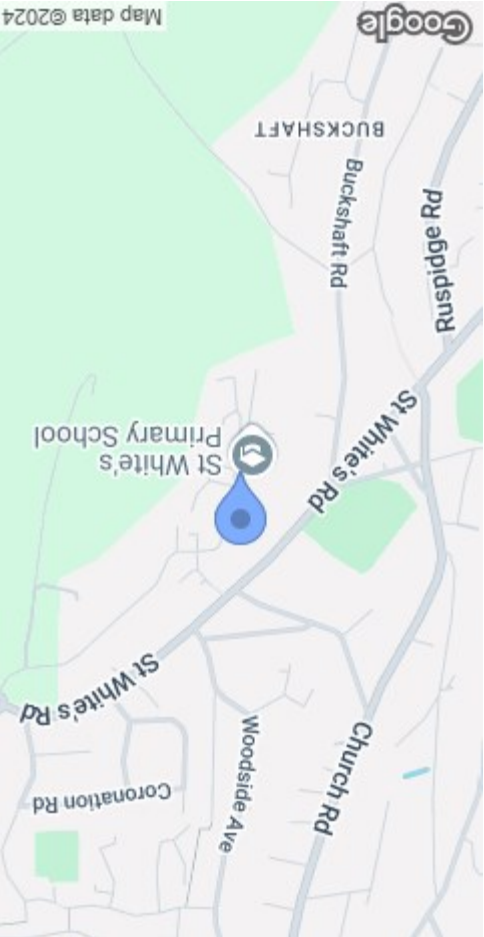




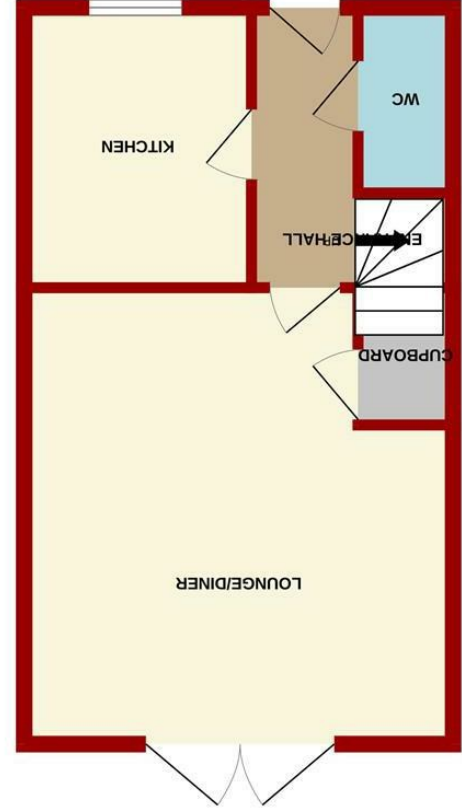
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 footprint contained here, measurements of rooms, windows, doors and any 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 service, appliances and fixtures shown have not been tested and no guarantee as to their quality or efficiency can be given.
 Made with Metropix ©2024

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



1ST FLOOR



GROUND FLOOR



66 Sneyd Wood Road
 Cinderford GL14 3GD

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £229,125

We Are Pleased To Offer For Sale This Modern Three-Bedroom Semi-Detached Property, Situated On The Edge Of Cinderford In The Scenic Forest Of Dean. The Property Features Off-Road Parking, A Single Garage, And An Enclosed South-Facing Garden. Additional Highlights Include An En-Suite Master Bedroom And A Convenient Downstairs WC.

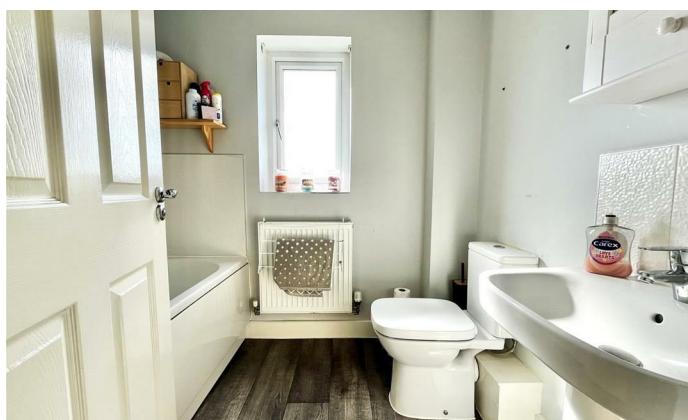
The Accommodation Briefly Comprises Entrance Hall, Downstairs W.C., Kitchen And Lounge/Diner On The Ground Floor With Master En-Suite Bedroom, Two Further Bedrooms And A Bathroom On The First Floor. The Property Benefits From Gas-Fired Central Heating And Double Glazing.

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.

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.



A front aspect UPVC door leads into

ENTRANCE HALL

Gigaclear fibre point, radiator, stairs leading to the first floor, doors lead off to the downstairs w.c, kitchen and lounge/diner.

DOWNSTAIRS WC

Low level w.c, pedestal washbasin with tiled splashbacks, radiator

KITCHEN

10'1" x 8'1" (3.07m x 2.46m)

Fully fitted modern wall and base level units with laminate worktops and inset 1.5 stainless steel sink with drainer. Integral electric oven with induction hob and stainless steel splashback. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator, front aspect window.

LOUNGE/DINER

17'0" x 15'3" (5.18m x 4.65m)

Good sized living space with spacious storage cupboard, TV point, radiators, rear south aspect French doors lead out to the garden.

LANDING

With airing cupboard housing the gas-fired combi boiler, loft hatch to loft space, doors lead off to bedrooms 1,2,3 and bathroom

BEDROOM ONE

10'5" x 9'3" (3.18m x 2.82m)

Built in mirrored double wardrobe, TV point, radiator, front aspect window, door into:

EN-SUITE SHOWER ROOM

Walk-in mains fed shower cubicle with tiled surround, low level w.c, pedestal washbasin with tiled splashbacks, radiator, obscured front aspect window.

BEDROOM TWO

9'8" x 8'9" (2.95m x 2.67m)

Radiator, rear aspect window with far reaching woodland views

BEDROOM THREE

9'9" x 6'3" (2.97m x 1.91m)

Radiator, rear aspect window with far reaching woodland views.

OUTSIDE

Steps with railing lead up to the front entrance, a path and gate to the side lead to the rear garden. The rear south-facing garden comprises lawn and patio and is an absolute sun trap made private and enclosed by walling surround. A door leads into the single garage located at the bottom of the garden. In front of the garage is off road parking for one/two vehicles.

SERVICES

Mains electricity, gas, water and drainage. Gigaclear broadband.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

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

TENURE

Freehold with a Registered Rentcharge.

AGENTS NOTE

A maintenance fee is charged to the residence of Sneyd Wood for the upkeep of the green spaces which can be paid by monthly direct debit spread throughout the year. Current charge is £16.43 pcm.

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 to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, take the turning signposted for Cinderford. Continue along, taking the turning right into Broadmoor Road, proceed along until it turns into Forest Vale road through the industrial estate. Upon reaching the mini roundabout turn right onto Valley Road. Continue along here until reaching the T junction at the end with St White Road, turn left and proceed up the hill. Upon reaching the roundabout, take the third exit into Sneyd Wood Road. Proceed along the road towards the end of the development where the property can be found in front of you.

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)