

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.

England & Wales		England & Wales	
2002/9/EC		2002/9/EC	
Energy Efficiency Rating		Energy Efficiency Rating	
Very energy efficient - low running costs		Very energy efficient - low running costs	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Very energy inefficient - high running costs		Very energy inefficient - high running costs	
H		H	
I		I	
J		J	
K		K	
L		L	
M		M	
N		N	
O		O	
P		P	
Q		Q	
R		R	
S		S	
T		T	
U		U	
V		V	
W		W	
X		X	
Y		Y	
Z		Z	
AA		AA	
AB		AB	
AC		AC	
AD		AD	
AE		AE	
AF		AF	
AG		AG	
AH		AH	
AI		AI	
AJ		AJ	
AK		AK	
AL		AL	
AM		AM	
AN		AN	
AO		AO	
AP		AP	
AQ		AQ	
AR		AR	
AS		AS	
AT		AT	
AU		AU	
AV		AV	
AW		AW	
AX		AX	
AY		AY	
AZ		AZ	
BA		BA	
BB		BB	
BC		BC	
BD		BD	
BE		BE	
BF		BF	
BG		BG	
BH		BH	
BI		BI	
BJ		BJ	
BK		BK	
BL		BL	
BM		BM	
BN		BN	
BO		BO	
BP		BP	
BQ		BQ	
BR		BR	
BS		BS	
BT		BT	
BU		BU	
BV		BV	
BW		BW	
BX		BX	
BY		BY	
BZ		BZ	
CA		CA	
CB		CB	
CC		CC	
CD		CD	
CE		CE	
CF		CF	
CG		CG	
CH		CH	
CI		CI	
CJ		CJ	
CK		CK	
CL		CL	
CM		CM	
CN		CN	
CO		CO	
CP		CP	
CQ		CQ	
CR		CR	
CS		CS	
CT		CT	
CU		CU	
CV		CV	
CW		CW	
CX		CX	
CY		CY	
CZ		CZ	
DA		DA	
DB		DB	
DC		DC	
DD		DD	
DE		DE	
DF		DF	
DG		DG	
DH		DH	
DI		DI	
DJ		DJ	
DK		DK	
DL		DL	
DM		DM	
DN		DN	
DO		DO	
DP		DP	
DQ		DQ	
DR		DR	
DS		DS	
DT		DT	
DU		DU	
DV		DV	
DW		DW	
DX		DX	
DY		DY	
DZ		DZ	
EA		EA	
EB		EB	
EC		EC	
ED		ED	
EE		EE	
EF		EF	
EG		EG	
EH		EH	
EI		EI	
EJ		EJ	
EK		EK	
EL		EL	
EM		EM	
EN		EN	
EO		EO	
EP		EP	
EQ		EQ	
ER		ER	
ES		ES	
ET		ET	
EU		EU	
EV		EV	
EW		EW	
EX		EX	
EY		EY	
EZ		EZ	
FA		FA	
FB		FB	
FC		FC	
FD		FD	
FE		FE	
FF		FF	
FG		FG	
FH		FH	
FI		FI	
FJ		FJ	
FK		FK	
FL		FL	
FM		FM	
FN		FN	
FO		FO	
FP		FP	
FQ		FQ	
FR		FR	
FS		FS	
FT		FT	
FU		FU	
FV		FV	
FW		FW	
FX		FX	
FY		FY	
FZ		FZ	
GA		GA	
GB		GB	
GC		GC	
GD		GD	
GE		GE	
GF		GF	
GG		GG	
GH		GH	
GI		GI	
GJ		GJ	
GK		GK	
GL		GL	
GM		GM	
GN		GN	
GO		GO	
GP		GP	
GQ		GQ	
GR		GR	
GS		GS	
GT		GT	
GU		GU	
GV		GV	
GW		GW	
GX		GX	
GY		GY	
GZ		GZ	
HA		HA	
HB		HB	
HC		HC	
HD		HD	
HE		HE	
HF		HF	
HG		HG	
HH		HH	
HI		HI	
HJ		HJ	
HK		HK	
HL		HL	
HM		HM	
HN		HN	
HO		HO	
HP		HP	
HQ		HQ	

£210,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED TWO DOUBLE BEDROOM END TERRACE COTTAGE believed to date back to mid 1800's comprising of LOUNGE/DINING ROOM, UTILITY, KITCHEN, TWO BEDROOMS and MASTER WITH ENSUITE/CLOAKROOM.

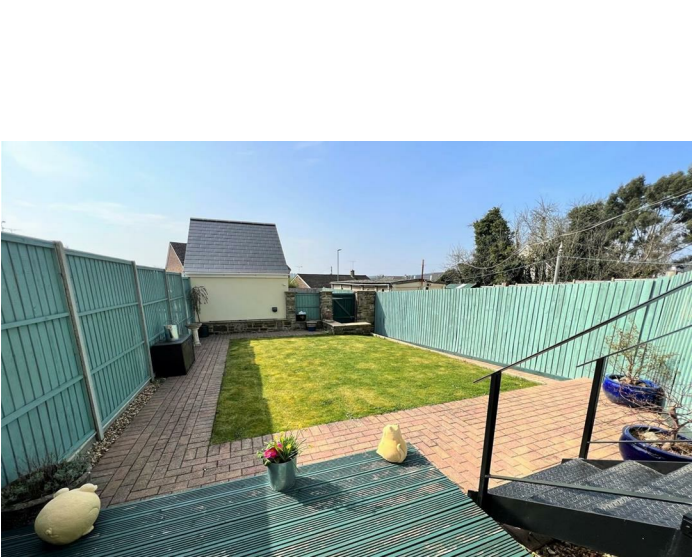
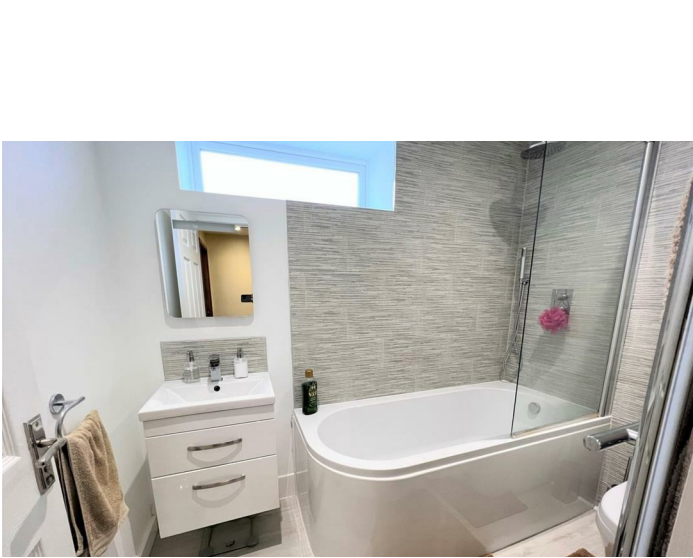
Benefits include EXTENDED LIVING ACCOMODATION, GAS CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED GARDENS, DETACHED SINGLE GARAGE and OFF ROAD PARKING.

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.



The property is accessed via a pair of upvc double glazed panel French doors leading into:

LOUNGE/ DINING ROOM
20'10 x 11'3 narrowing to 7'10 (6.35m x 3.43m narrowing to 2.39m)
Lounge- Feature bespoke fireplace with alcoves to either side, inset ceiling spots, double radiator, power points, tv point, telephone point, wood laminate flooring, exposed timber skirting boards, front aspect upvc double glazed French doors overlooking the front garden with views towards woodland in the distance.

Dining Room- Inset ceiling spots, double radiator, power points, exposed timber skirting boards, large under stairs storage cupboard, side aspect upvc double glazed window, timber door giving access into:

INNER HALLWAY
Stairs to the first floor, storage cupboard with hanging rail and shelving space, central heating thermostat controls, inset ceiling spots, single radiator, exposed timber skirting boards, power points, door giving access into:

KITCHEN
11'0 x 9'1 (3.35m x 2.77m)
One and a half bowl single drainer sink unit with monobloc mixer tap over, solid woodblock worktops and window ledge, built in four-ring brushed stainless steel gas hob with electric oven under and filter hood over, range of base and wall mounted units with under cupboard lighting, integrated fridge/freezer, space for washing machine, inset ceiling spots, exposed timber skirting boards, double radiator, power points, tv point, rear aspect window overlooking the rear garden with views towards forest and woodland in the distance, rear aspect obscure glazed panel door opening onto rear garden.

UTILITY
6'00 x 7'02 (1.83m x 2.18m)
Range of base and wall mounted cupboards, plumbing for automatic washing machine, rolled edge worktops, inset ceiling spots, exposed timber skirting boards, extractor fan, single radiator, shaver point, side aspect window, laminate flooring.

From the inner hallway, stairs lead up to the first floor.

LANDING
Access to roof space, power point, single radiator, doors giving access into:

BEDROOM ONE
11'9 x 10'3 (3.58m x 3.12m)
Ceiling light, power points with usb, tv point, single radiator, wood laminate flooring, built-in double wardrobes accessed via a pair of wooden doors with hanging rail and shelving space, door to boiler cupboard housing the gas fired central heating and domestic hot water boiler, exposed timber skirting boards, rear aspect window overlooking the rear garden with views towards forest and woodland in the distance, door giving access to:

ENSUITE CLOAKROOM
White suite with concealed cistern wc with woodblock worktop above, vanity wall mounted hand basin with cupboard beneath and monobloc mixer tap over, inset ceiling spots, heated towel radiator, laminate flooring, timber skirting boards.

BEDROOM TWO
11'4 x 11'4
Ceiling light, power points, single radiator, exposed timber skirting boards, wood laminate flooring, exposed timber skirting boards, tv point, front aspect window overlooking the front garden with views towards forest and woodland in the distance.

FAMILY BATHROOM
White suite with modern side panel bath with shower fitted over, conventional and drencher head, tiled surround, close coupled wc, vanity wall mounted wash hand basin with cupboards beneath, monobloc mixer tap above and tiled splashback, heated towel radiator, inset ceiling spots, extractor fan, side aspect obscure window.

OUTSIDE
The front garden is terraced and partially enclosed by walling surround. The rear garden benefits from outside lighting, outside tap, power points and enclosed by walling and fencing surround. Wrought iron steps lead down to a block paved patio seating area, a pathway surrounds the garden laid to lawn. The block paved pathway leads to a personal gate giving access to the driveway parking, suitable for two/three vehicles.

DETACHED GARAGE
18.04 x 9'07 (5.49m.1.22m x 2.92m)
Single up and over door to front, personal door to rear, power and lighting.

DIRECTIONS
From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up and over Plump hill and upon reaching the traffic lights at Nailbridge, take the left tuning signposted for Cinderford. Continue towards the centre of Cinderford, passing the Applegreen garage on the left hand side, the property can be found after a short distance on the right hand side. The parking and the garage to the rear can be accessed by turning right into Dean Croft Road and taking the first turning right into Elmdean Road.

SERVICES
Mains electric, water and drainage, gas.

WATER RATES
Severn Trent Water Authority- TBC

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

TENURE
Freehold

VIEWINGS
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)

