



Bramble Down, 8 Lamb Lane
Cinderford GL14 2RN



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £250,000

We Are Delighted To Offer For Sale This Spacious Well Presented Three Bedroom Detached Dormer Bungalow Situated At The End Of A Small Quiet Lane Just A Short Distance From The Town Centre. The Property Offers A 31' Lounge/Diner, En-Suite Master Bedroom On The Ground Floor, Two Further Good Sized Bedrooms On The First Floor, Separate Utility Room, 38' Garage/Workshop And Further Double Garage.

Further Benefits Include Ample Off-Road Parking, Enclosed Gardens And Beautiful Elevated Views Towards The Forest And Welsh Mountains Beyond. The Property Is Gas Centrally Heated And Double Glazed.

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.



Front aspect sliding glass pane door leads into;

FRONT PORCH

Security light, tiled floor, upvc double glazed door leads into;

ENTRANCE HALL

A welcoming space comprising a radiator, laminate wood flooring, stairs leading to the first floor with storage cupboard below, skylight. Doors lead off to the lounge/diner, kitchen, utility, master bedroom and bathroom.

LOUNGE/DINER

31'02 x 14'10 max (9.50m x 4.52m max)

Feature stone surround inglenook fireplace with inset log burning stove, built in tv unit, radiators, rear aspect window, sliding doors lead into;

SUN ROOM

11'08 x 9'08 (3.56m x 2.95m)

Radiator, power points, two skylights, provides views towards the Forest and Welsh Mountains beyond, access out to the decked terrace.

MASTER BEDROOM

13'05 x 8'09 (4.09m x 2.67m)

Fitted wardrobes and bedroom furniture, radiator, front aspect window, door into;

ENSUITE SHOWER ROOM

Shower cubicle with electric shower, low level w.c, wall mounted washbasin, radiator, obscured front aspect window.

KITCHEN

13'03 x 8'08 (4.04m x 2.64m)

Fitted wall and base level units with quartz effect laminate worktops, inset stainless steel sink, integral electric double oven, gas hob with cooker hood over. Space and plumbing for a dishwasher and undercounter fridge or freezer, wall mounted gas-fired combi boiler, radiator, laminate wood flooring, door and window to side porch which in turn leads back outside.





UTILITY ROOM

9'06 x 6'09 (2.90m x 2.06m)

Fitted wall and base level units with laminate worktops, butler sink unit, space and plumbing for a washing machine and tumble dryer, tiled splashbacks, upvc door to side aspect.

BATHROOM

11'04 x 7'07 (3.45m x 2.31m)

Modern white suite comprising mains fed shower cubicle, bath, low level w.c, pedestal washbasin, bidet, radiator, tiled walls and floor, obscured rear aspect window.

LANDING

Cupboard with shelving, rear aspect window, doors lead off to bedrooms two and three.



BEDROOM TWO

13'07 x 9'01 (4.14m x 2.77m)

Built in shelving and desk, radiator, access to eaves storage, front and rear aspect windows providing far reaching woodland views.

BEDROOM THREE

14'00 x 8'07 (4.27m x 2.62m)

Fibre internet connection point, radiator, access to eaves storage, triple aspect windows with stunning views of the Forest and Welsh Mountains in the distance.

OUTSIDE

To the front and side of the property is the large block paved driveway with car port and access to the;

GARAGE/WORKSHOP

38'00 x 11'02 (11.58m x 3.40m)

Accessed via a pair of full height wooden doors, upvc side door, Power and lighting, plumbing, two side aspect windows.

To the rear of the property is a private garden area, to the rear of the garage/workshop is a further double garage, greenhouse and borders with apple and pear trees.

DOUBLE GARAGE

18'02 x 15'02 (5.54m x 4.62m)

Accessed via a pair of up and over doors, block paved flooring.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout and turn right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue up into the town centre and upon reaching the triangle, turn right onto Commercial Street. Proceed along here and after a short distance, take the turning left signposted to Lamb Lane. Proceed to the end of the lane where the property can be found on the right hand side.

SERVICES

Mains electric, water and drainage, gas.

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

Council Tax Band: B
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).

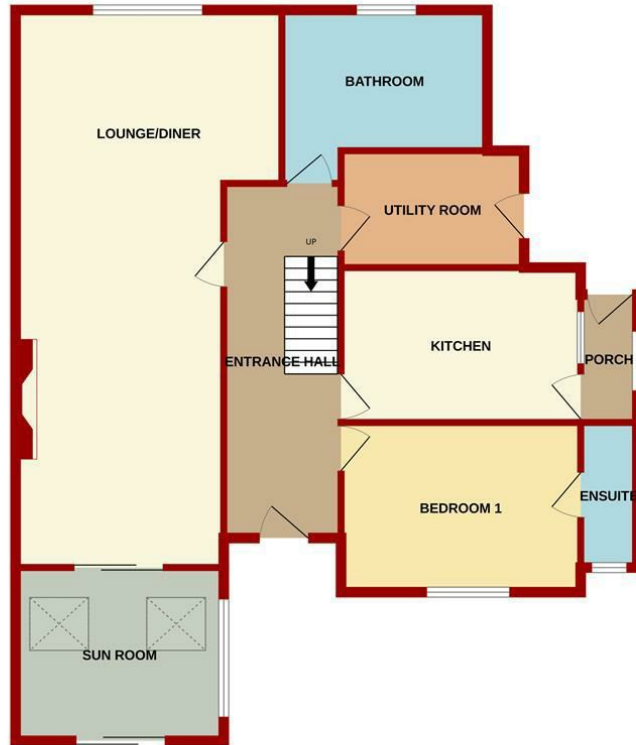
MONEY LAUNDERING REGULATIONS

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)

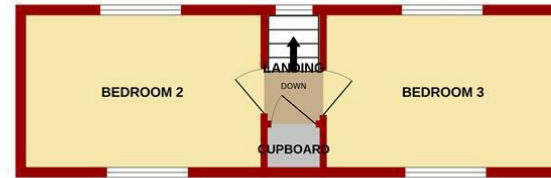




GROUND FLOOR



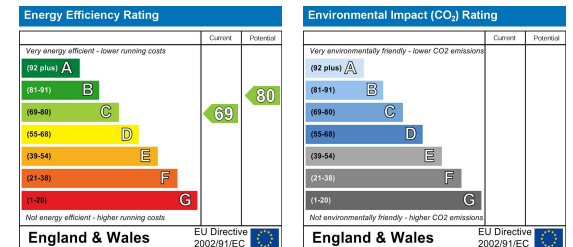
1ST FLOOR



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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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.





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