



10 Church Road
Cinderford GL14 2DU



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £240,000

We Are Delighted To Offer For Sale This Beautifully Presented Three Bedroom, Two Reception End-Terrace Period Property Located A Short Distance From The Town Centre. This Charming Home Offers Plenty Of Character With Features Including Fireplaces And High Ceilings And Benefits From An Enclosed Tiered Garden And Beautiful Views Of The Forest And Welsh Mountains.

The Accommodation Briefly Comprises Entrance Hall, Lounge, Dining Room And Kitchen On The Ground Floor With Three Bedrooms And A Bathroom On The First Floor. 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 upvc double glazed door leads into;

ENTRANCE HALL

Radiator, laminate wood flooring, stairs to the first floor landing, doors leads into the;

DINING ROOM

13'00 x 10'09 (3.96m x 3.28m)

Feature original fireplace with multi-fuel stove inset, laminate wood flooring, radiator, rear aspect double glazed window, step down to the lounge and steps lead up to the kitchen.

LOUNGE

13'07 x 12'03 (4.14m x 3.73m)

Front aspect double glazed bay window with views towards the Forest and Welsh Mountains, laminate wood flooring, t.v point, radiator, alcoves with fitted shelving.

KITCHEN

11'03 x 7'11 (3.43m x 2.41m)

Fitted with a range of wall and base level units with wood worktops and inset Belfast style sink. Range cooker with tiled splash-backs and cooker hood above, integral fridge/freezer, space and plumbing for a washing machine, wall mounted gas-fired combi boiler, under stairs pantry cupboard, wooden flooring, side and rear aspect double glazed windows, side aspect upvc double glazed door to the garden.

LANDING

Loft access to the boarded loft space, radiator, doors lead off to bedrooms one, two, three and bathroom.

BEDROOM ONE

10'08 x 9'04 (3.25m x 2.84m)

Radiator, front aspect double glazed window providing a stunning view of the Forest and Welsh Mountains.

BEDROOM TWO

10'09 x 9'01 (3.28m x 2.77m)

Radiator, rear aspect double glazed window.

BEDROOM THREE

11'01 x 7'09 (3.38m x 2.36m)

Radiator, side aspect double glazed window.

BATHROOM

7'05 x 6'04 (2.26m x 1.93m)

Four piece white suite comprising a bath, mains fed shower cubicle, low level w.c, twin basin vanity sink unit, heated towel rail, front aspect obscured double glazed window.

OUTSIDE

To the side of the property is a shared passage that gives access to the rear garden. To the rear of the property is a covered patio ideal for private entertainment or relaxing with outside tap, steps lead up to an Astro turf tiered area with attractive flower borders, further steps lead up to a decked area with shed.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted for Cinderford. Continue along into the town centre and at the triangle, turn right onto Commercial Street. Proceed along where the road becomes Church Road and the property can be found on the left just after the Forest Road turning.

SERVICES

Mains water, drainage, electricity, gas.

Openreach in area

WATER RATES

Severn Trent - Rate to be confirmed

LOCAL AUTHORITY

Council Tax Band: B
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 available to undertake 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)

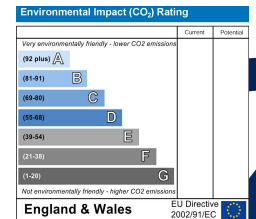
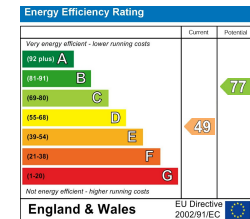
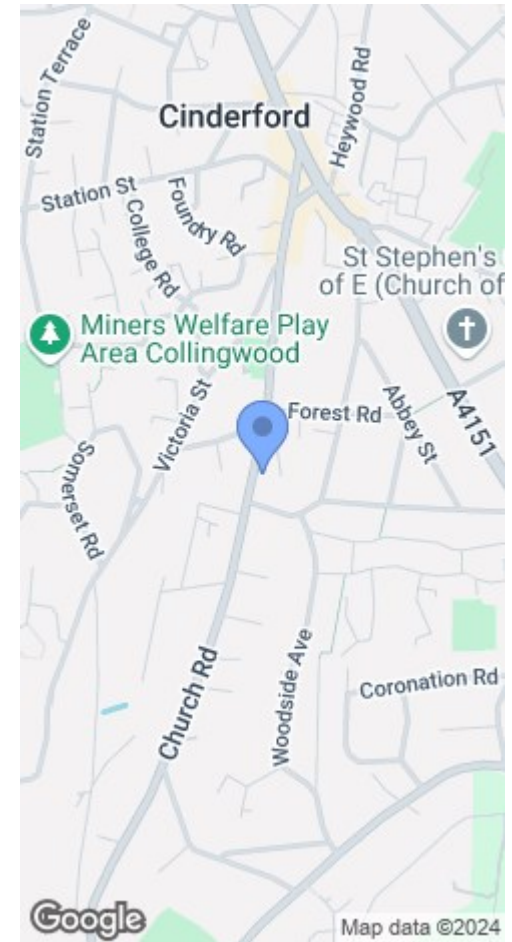
GROUND FLOOR



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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