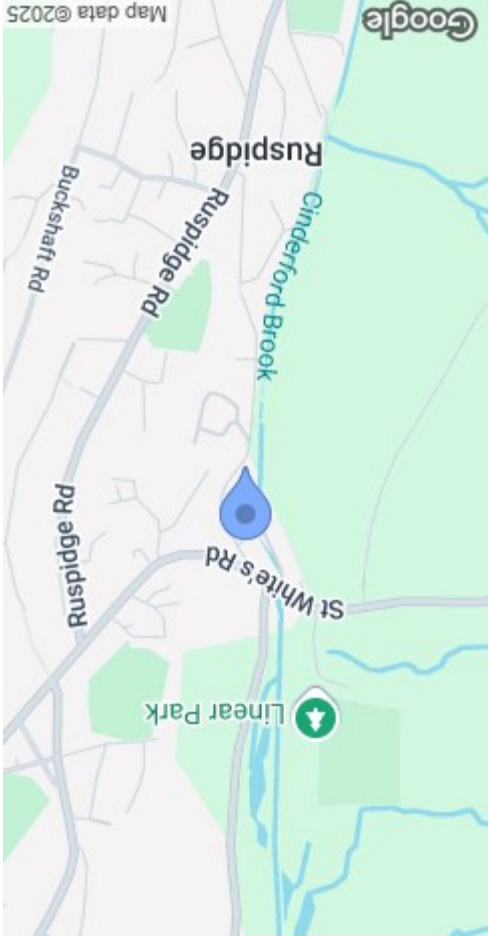


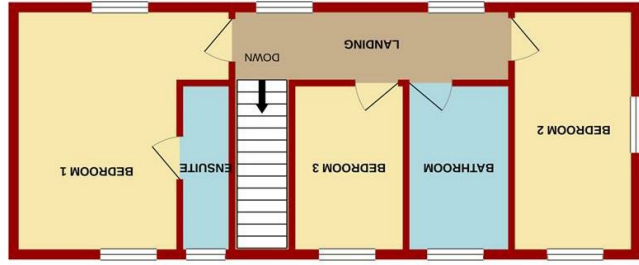


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

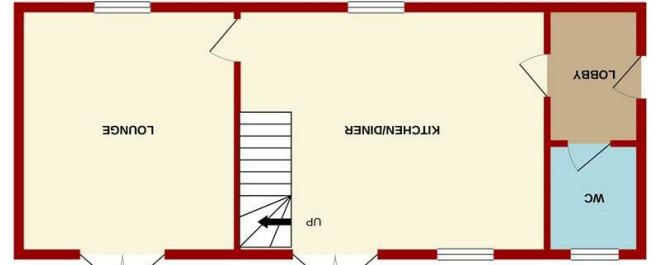
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



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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1ST FLOOR



GROUND FLOOR



Beechwood Cottage Railway Road
 Cinderford GL14 3HH



STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £280,000

We are delighted to offer for sale this MODERN COTTAGE-STYLE THREE-BEDROOM DETACHED FAMILY HOME, LOCATED ALONG A QUIET NO-THROUGH ROAD ON THE OUTSKIRTS OF CINDERFORD. This well-presented property features OFF-ROAD PARKING, A GOOD-SIZED ENCLOSED REAR GARDEN, A MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM, and a SPACIOUS KITCHEN/DINER. The property is OFFERED WITH NO ONWARD CHAIN.

The accommodation briefly comprises ENTRANCE HALL, DOWNSTAIRS W.C, KITCHEN/DINER and LOUNGE on the ground floor with EN-SUITE MASTER BEDROOM, TWO FURTHER GOOD SIZED BEDROOMS and 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.



Side aspect double glazed upvc door leads into;

ENTRANCE HALL

Vinyl flooring, power points, doors lead into downstairs w.c and kitchen/diner.

DOWNSTAIRS W.C

Low level w.c, vanity washbasin with tiled splashbacks, wall mounted gas-fired combi boiler, rear aspect double glazed window.

KITCHEN/DINER

18'00 x 12'08 (5.49m x 3.86m)

Modern fitted wall and base level units with laminate worktops and inset stainless steel washbasin with drainer. Central island with integral electric oven, induction hob and extractor hood above. Integral fridge/freezer, space and plumbing for a washing machine. Radiator, front and rear aspect double glazed windows, upvc double glazed French doors lead out to the garden. Stairs lead to the first floor landing with storage cupboard beneath. Door leads into;

LIVING ROOM

14'05 x 12'04 (4.39m x 3.76m)

Radiator, tv and phone points, front aspect double glazed window, rear aspect upvc double glazed French doors lead out to the patio.

LANDING

Radiator, two front aspect double glazed windows, doors lead off to bedrooms 1,2,3 and bathroom.

BEDROOM ONE

12'10 x 11'00 (3.91m x 3.35m)

Radiator, tv and phone points, loft hatch to loft space, front and rear aspect double glazed windows, door into;

ENSUITE SHOWER ROOM

Shower cubicle with electric shower and tiled surround, low level w.c, vanity washbasin, heated towel rail, obscured rear aspect double glazed window.

BEDROOM TWO

12'10 x 8'08 (3.91m x 2.64m)

Radiator, tv and phone points, side and rear aspect double glazed windows.

BEDROOM THREE

9'06 x 7'06 (2.90m x 2.29m)

Radiator, tv and phone points, rear aspect double glazed window.

BATHROOM

9'07 x 4'11 (2.92m x 1.50m)

Modern white suite comprising bath with mains fed shower over, low level w.c, vanity washbasin, heated towel rail, partly tiled walls, obscured rear aspect double glazed window.

OUTSIDE

The gravelled driveway provides space for parking two/three vehicles and leads to the main entrance, with gated access to the garden.

The rear garden is primarily laid to lawn, featuring a patio seating area, a shed, and enclosed by close-board fencing for privacy.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed along here turning right just after the Petrol Station into Valley Road, continue along proceeding straight over the mini roundabout continuing along to the t junction with St Whites Road. Turn left here and then immediately right onto Railway Road where the property can be found half way along on the right hand side.

SERVICES

Mains electric, water and drainage, gas. Openreach in area

WATER RATES

Severn Trent Water Authority- TBC

LOCAL AUTHORITY

Council Tax Band: C
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)