



16 Station Street
Cinderford GL14 2JW



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £245,000

We Are Excited To Present This Recently Refurbished Three-Bedroom Detached Dormer Bungalow, Ideally Situated Just A Short Walk From The Town Centre. This Charming Property Offers The Convenience Of Off-Road Parking, A Delightful South-Facing Garden, And The Added Advantage Of No Onward Chain.

Additional Highlights Include A Newly Installed Gas-Fired Combi Boiler, A Modern Kitchen And Bathroom And Double Glazing Throughout Ensuring Both Comfort And Energy Efficiency.

The Property Accommodation Comprises Entrance Hall, Lounge, Kitchen, Bedroom One, Bathroom And Conservatory To The Ground Floor With Two Further Double Bedrooms, One With Ensuite W.C To The First Floor.

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 part glazed upvc door to side aspect leads into;

ENTRANCE HALL

Power points, radiator, thermostat controls, laminate wood flooring, doors into Lounge, Kitchen, Bedroom One and Bathroom.

LOUNGE

12'05 x 11'11 (3.78m x 3.63m)

Feature fireplace with inset living flame gas fire, power points, radiator, window to front aspect.

KITCHEN

12'03 x 11'04 (3.73m x 3.45m)

Newly fitted Howdens kitchen with a range of wall and base mounted units, rolled edge wood effect worktops, integral electric oven with induction hob and cooker hood over, integrated fridge/freezer and dishwasher, plumbing for washing machine, stainless steel sink and drainer, part tiled walls, radiator, power points, laminate wood flooring, stairs to first floor, window and part glazed upvc door to rear aspect leading into the conservatory.

CONSERVATORY

10'05 x 8'06 (3.18m x 2.59m)

Benefitting from the south-facing sun, of dwarf wall and upvc construction, power points, laminate wood flooring, double patio doors to rear garden.

BEDROOM ONE

11'10 x 11'10 (3.61m x 3.61m)

Power points, radiator, window to front aspect.

BATHROOM

11'08 x 8'00 (3.56m x 2.44m)

Newly fitted four piece suite to include panel bath, shower cubicle with waterfall head shower, low level wc, vanity handbasin, airing cupboard housing the gas-fired combi boiler, half tiled walls, tiled floor, heated towel rail, window to rear aspect.

LANDING

With loft hatch to loft space, doors into Bedrooms Two and Three.

BEDROOM TWO

13'11 x 12'00 (4.24m x 3.66m)

Access to eaves storage, power points, radiator, windows to front and side aspects giving views of woodland in the distance.

BEDROOM THREE

15'03 x 9'07 (4.65m x 2.92m)

Power points, radiator, windows to front and side aspects, door into;

ENSUITE W.C

Low level wc, pedestal handbasin with tiled splashbacks.

OUTSIDE

To the front of the property is a gravelled parking area suitable for parking two vehicles. A gate leads to a path at the right hand side of the property which leads to the rear garden.

The low maintenance south-facing garden is mostly laid to gravel. There is a brick built storage shed, cold water tap. The garden is enclosed by a low wall surround.

DIRECTIONS

From the Mitcheldean office, proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout. Continue up and over Plump Hill, turning left at the Nailbridge traffic lights signposted Cinderford. Continue along passing the Gulf garage on your right, taking the next right turn in to Valley Road. Continue along the road and then turn left in to Station Street where the property can be found at the top of the road on the right hand side.

SERVICES

Mains water, drainage, electricity and gas.

WATER RATES

Severn Trent Water Authority - Rate TBA

LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWING

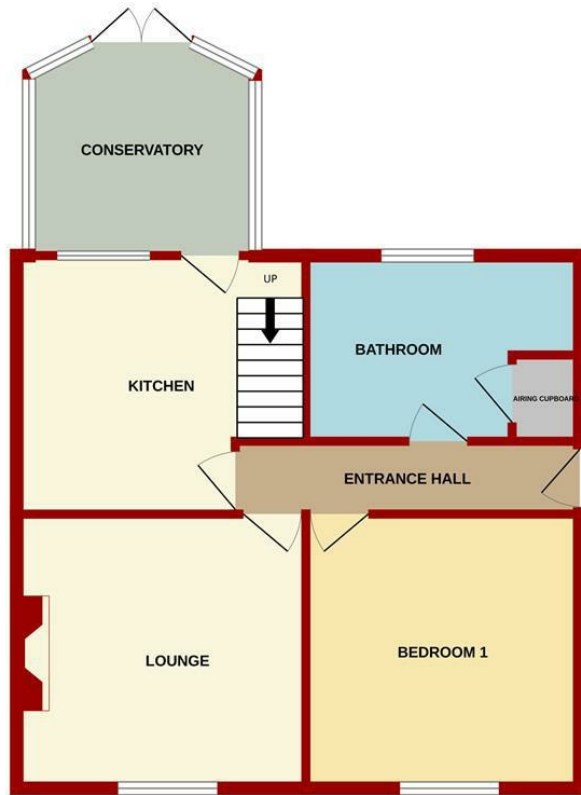
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

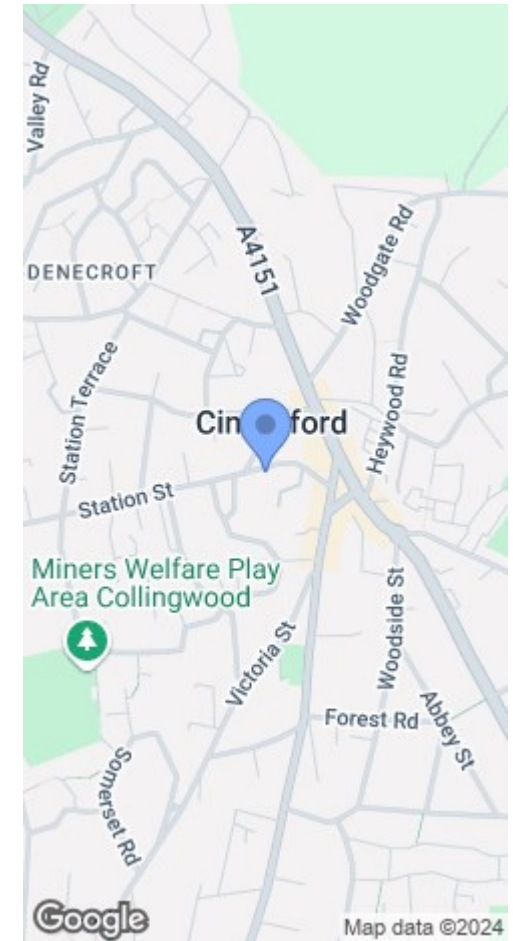
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 sq.m.) approx.

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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| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-------------------------|--|-----------------|-------------------------|-------------------------|
| Very energy efficient - lower running costs | Very environmentally friendly - lower CO ₂ emissions | | | | | | |
| (92-100) A | (81-91) A | | | | | | |
| (81-91) B | (69-80) B | | | | | | |
| (69-80) C | (55-68) C | | | | | | |
| (55-68) D | (39-54) D | | | | | | |
| (39-54) E | (21-38) E | | | | | | |
| (21-38) F | (1-20) F | | | | | | |
| (1-20) G | Not environmentally friendly - higher CO ₂ emissions | | | | | | |
| Not energy efficient - higher running costs | Not environmentally friendly - higher CO ₂ emissions | | | | | | |
| 60 | 83 | | | | | | |
| England & Wales | England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC | England & Wales | England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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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