



**31a Buckshaft Road**  
**Cinderford GL14 3DS**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £179,000

We Are Delighted To Offer For Sale This Modern Two Bedroom End Of Terrace Ideal First Time Buy/Investment Opportunity Located On The Outskirts Of Cinderford. The Property Benefits From A Spacious Lounge, Enclosed West-Facing Rear Garden And Off-Road Parking For Two Vehicles As Well As Gas Central Heating And Double Glazing.

The Accommodation Briefly Comprises Entrance Hall And Kitchen On The Ground Floor, Lounge On The Lower Ground Floor, Bedroom Two And Bathroom On The First Floor And Bedroom One On The Second 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.





Front aspect wooden door leads into;

### **ENTRANCE HALL**

Fibre internet point, radiator, heating controls, stairs lead up to the first floor and down to the lower ground floor lounge. Door to kitchen. Front aspect double glazed window.

### **KITCHEN**

9'09 x 7'11 (2.97m x 2.41m)

Fitted wall and base level units with laminate worktops and inset stainless steel sink with drainer, integral electric oven, gas hob, space and plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted gas-fired combi boiler, ladder towel rail, tiled floor, front aspect double glazed window.

### **LOUNGE**

14'05 x 10'10 (4.39m x 3.30m)

Radiators, Tv point, rear aspect double glazed window and double glazed French doors lead out to the garden.

### **LANDING**

Loft access, stairs lead up to bedroom one with side aspect double glazed window, doors lead into bedroom two and bathroom.

### **BEDROOM TWO**

10'10 x 7'10 (3.30m x 2.39m)

Radiator, rear aspect double glazed skylight providing far reaching Forest views.

### **BATHROOM**

6'08 x 6'04 (2.03m x 1.93m)

Modern three piece white suite comprising bath with shower attachment, low level w.c, pedestal washbasin with tiled splashbacks, ladder heated towel rail, shaver point, extractor, tiled floor, rear aspect double glazed skylight.

### **BEDROOM ONE**

11'04 x 9'09 (3.45m x 2.97m)

Two built in wardrobes, radiator, access to loft space, two front aspect double glazed windows.

### **OUTSIDE**

To the front of the property is two parking spaces with steps leading down to the canopied front entrance. There is side access to the rear garden.

The west-facing garden is laid to lawn with a patio and enjoys wonderful Forest views.

### **DIRECTIONS**

From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout signposted Coleford and Monmouth. Continue up and over the hill, taking the left turning at the Nailbridge traffic lights signposted Cinderford. Continue along taking the second right hand turn into Forest Vale Road, then follow the road to the end taking the second exit at the mini roundabout on to Valley Road. Continue along the road to the end, then turn left on to St. Whites Road continuing up the hill. Take the fourth right exit into Buckshaft Road and continue along passing the right turn in to Hudsons Lane and the property can be found on the right hand side.

### **SERVICES**

Main electric, gas, water and drainage  
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**

The property is advised as 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**

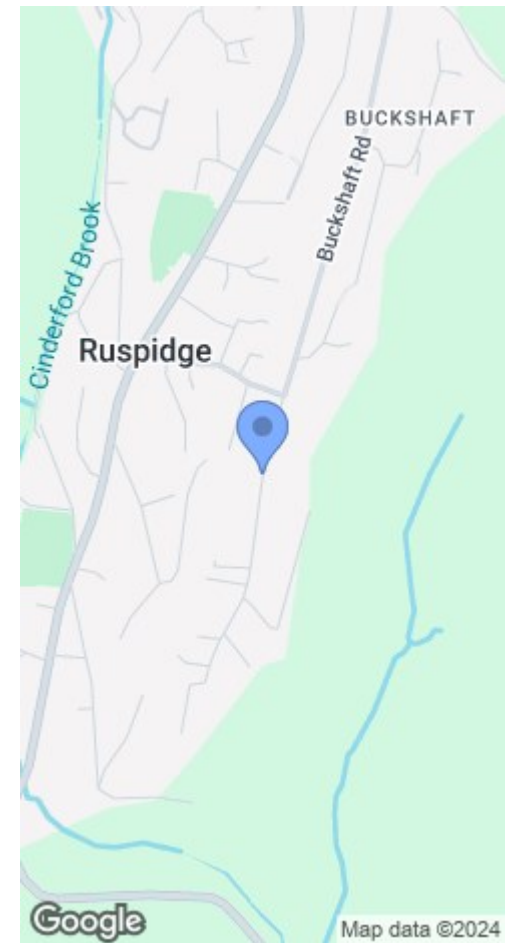
Qualified Chartered Surveyors available to undertake Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys

### **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)



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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**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.