



49 Sneyd Wood Road  
Cinderford GL14 3GA



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## Guide Price £210,000

We Are Pleased To Present This Modern And Well-Maintained Two-Bedroom End-Of-Terrace Home, Situated In A Popular Development On The Outskirts Of Cinderford. This Property Offers An Excellent Opportunity For First-Time Buyers Or Investors, With A Low-Maintenance Rear Garden, Garage, And Parking Space.

The Accommodation Briefly Includes An Entrance Hall, Downstairs WC, Kitchen, And Living Room On The Ground Floor, While The First Floor Features An En-Suite Master Bedroom, A Second Bedroom, And A Bathroom. Additional Benefits Include Double Glazing And Gas-Fired Central Heating Throughout.

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 composite door leads into;

### **ENTRANCE HALL**

Radiator, stairs lead to the first floor landing, doors lead to the downstairs w.c, kitchen and living room.

### **DOWNSTAIRS W.C**

Plumbing in place for a w.c (currently removed), pedestal washbasin with tiled splashbacks, tiled floor, extractor.

### **KITCHEN**

10'05 x 6'07 (3.18m x 2.01m)

Fully fitted wall and base level units with laminate worktops and an inset stainless steel 1.5 bowl sink basin with drainer. Integral electric oven, gas hob with stainless steel splashback, cooker hood over, space and plumbing for washing machine and fridge/freezer, double glazed front aspect window.

### **LIVING ROOM**

13'07 x 13'01 (4.14m x 3.99m)

Under-stairs storage cupboard, tv point, radiator, rear aspect double glazed window and French doors leading out to the garden.

### **LANDING**

Airing cupboard, doors lead into bedrooms one, two and the bathroom.

### **BEDROOM ONE**

10'08 x 10'03 (3.25m x 3.12m)

Radiator, double glazed front aspect window with a view towards the Forest and Welsh Mountains in the distance, door leads into;

### **ENSUITE SHOWER ROOM**

Shower cubicle with electric shower and wet board surround, low level w.c, vanity washbasin with tiled splashbacks, radiator, obscured double glazed window to front aspect.

### **BEDROOM TWO**

12'09 x 6'11 (3.89m x 2.11m)

Radiator, loft access, double glazed rear aspect window.

### **BATHROOM**

6'05 x 6'05 (1.96m x 1.96m)

Modern white suite comprising a bath with tiled splashbacks and shower head attachment, low level w.c, pedestal washbasin, radiator, tiled floor, double glazed rear aspect window.

### **OUTSIDE**

Steps lead up to the canopied front entrance, security light. The low maintenance rear garden is laid to Astroturf with a small patio immediately accessible from the living room. At the top of the garden is a decked seating area. A path gives access to the rear of the single garage with parking space in front.

### **DIRECTIONS**

From the Mitcheldean Office, proceed down to the mini roundabout turning right onto the A4136, proceed along turning left at the traffic lights at Nailbridge signposted to Cinderford. Continue through the town centre and over the mini roundabout, proceed to the top of Belle Vue Road turning right into Abbots Road, follow the road to the end and to the mini roundabout and proceed straight over into Sneyd Wood Road, following the road around to the left, where the property can be found on the left hand side.

### **SERVICES**

Mains water, electricity, drainage, gas.  
Gigaclear in area

### **AGENTS NOTE**

A maintenance charge of circa £16.42 per calendar month is payable for the upkeep of the communal green spaces.

### **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**

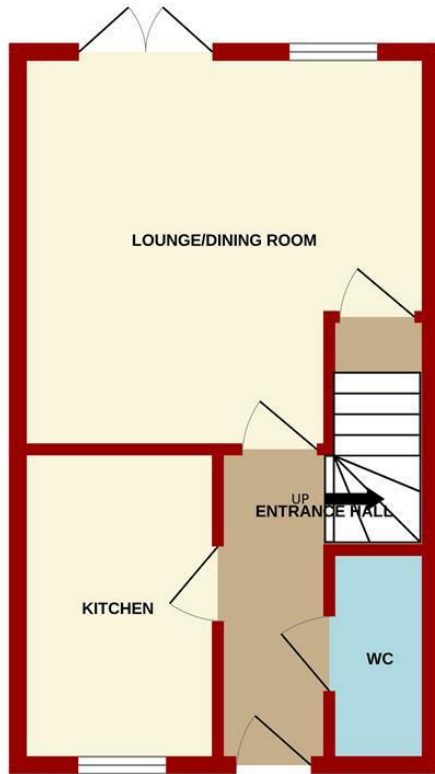
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### **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)



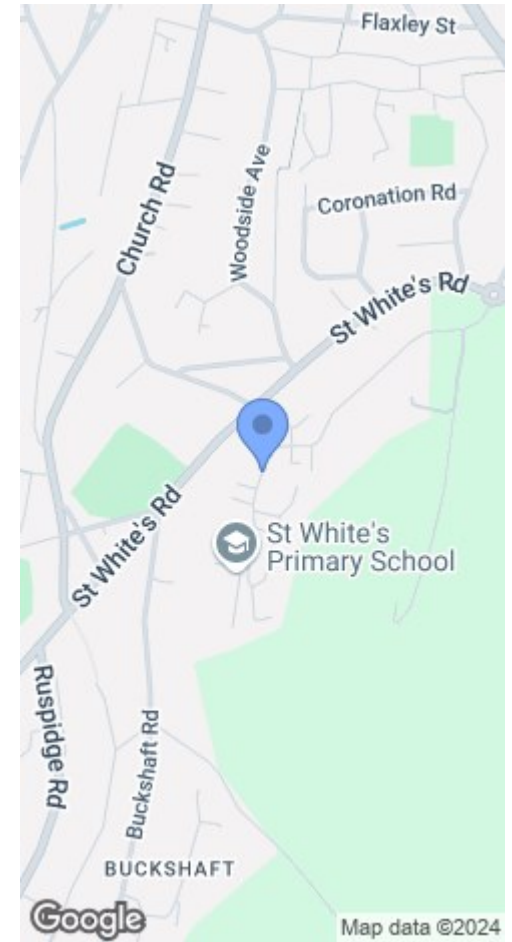
GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		92	(92 plus) A		
(81-91) B		77	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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