

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

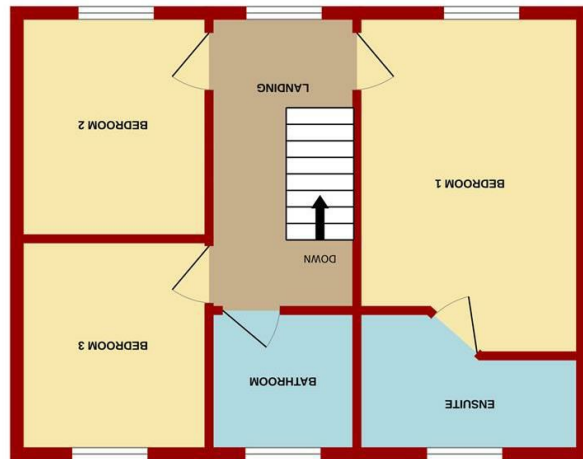
Category	Score	Label
UK performance	84	84
EU average	74	74

Environmental Impact (CO₂) Rating

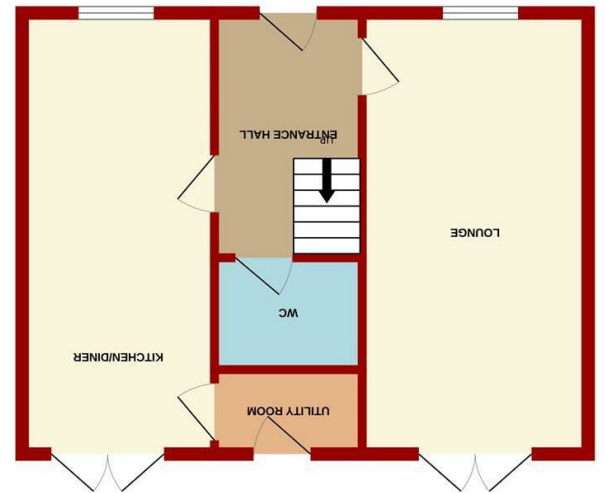
Category	Score	Label
UK performance	34	34
EU average	24	24

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.

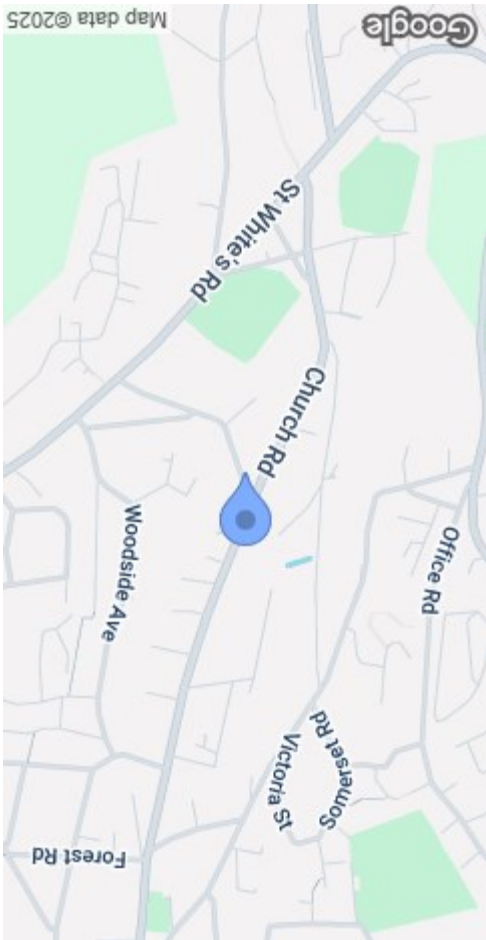
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1ST FLOOR



GROUND FLOOR



3b Stockwell Green Cinderford GL14 2EH

£260,000

Steve Gooch Estate Agents are delighted to offer for sale this BRAND NEW THREE BEDROOM SEMI DETACHED FAMILY HOME benefitting from DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING FOR TWO/THREE VEHICLES, ENCLOSED REAR GARDEN, WOODLAND VIEWS and is being offered with NO ONWARD CHAIN.

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, CLOAKROOM and UTILITY ROOM to the ground floor with MASTER BEDROOM with ENSUITE, TWO FURTHER BEDROOMS and FAMILY BATHROOM 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 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.



The property is accessed via a canopy style porch with outside lighting. A composite weather shield front door of timber effect construction with glazed panel window to top leads into the:

ENTRANCE HALL

10'08 x 6'06 (3.25m x 1.98m)

Stairs leading to the first floor, ceiling light, mains wired smoke alarm system, electrical consumer unit, double radiator, power points, wood effect laminate flooring, under stairs storage cupboard, central heating thermostat and timer controls, doors giving access into:

CLOAKROOM

White suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, LED downlighters , extractor fan, tiled flooring, single radiator.

KITCHEN/DINING ROOM

19'02 x 8'05 (5.84m x 2.57m)

Kitchen- One and a half bowl single drainer stainless steel sink unit with square edge worktops, marble effect laminate worktops and upstands, range of base and wall mounted units, power points, usb charging points, cooker point, glass splashback, four ring brushed stainless steel gas hob with extractor hood over, built-in electric oven, LED downlighters , continuation of the laminate flooring, extractor fan, front aspect upvc double glazed window overlooking the driveway.

Dining Room- Ceiling light, power points, tv point, double radiator, continuation of the laminate flooring, pair of upvc double glazed doors opening out onto the rear garden with views towards forest and woodland in the distance. Door opening into:

UTILITY

6'06 x 3'08 (1.98m x 1.12m)

Ceiling light, extractor fan, wall mounted gas fired central heating and domestic hot water boiler, continuation of the square edged worktops and upstands, power points, space and plumbing for automatic washing machine, tiled flooring, single radiator, rear aspect upvc double glazed door opening onto the rear garden with views towards forest and woodland in the distance.

LOUNGE

19'03 x 9'10 (5.87m x 3.00m)

Two ceiling lights, power points, tv/multimedia point, two double radiators, front aspect upvc double glazed window overlooking the driveway, pair of rear aspect upvc double glazed doors opening onto the rear garden with views over forest and woodland in the distance.

From the landing, stairs lead to the first floor:

LANDING

Access to roof space, ceiling lights, mains wired smoke alarm system, power points, single radiator, front aspect upvc double glazed window overlooking the driveway, doors into:

BEDROOM ONE

15'00 max x 10'00 (4.57m max x 3.05m)

Ceiling light, power points, usb points, tv point, single radiator, front aspect upvc double glazed window overlooking the driveway, door giving access into the:

ENSUITE SHOWER ROOM

Double shower cubicle with tiled enclosure, sliding door, mains Mira shower inset, white suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, shaver point, chrome heated towel radiator, tiled effect flooring, rear aspect upvc obscure double glazed window, inset ceiling spots, extractor fan.

BEDROOM TWO

9'05 x 8'07 (2.87m x 2.62m)

Ceiling light, power points, tv point, single radiator, front aspect upvc double glazed window overlooking the driveway.

BEDROOM THREE

9'05 x 8'06 (2.87m x 2.59m)

Ceiling light, power points, tv point, single radiator, high level rear aspect upvc double glazed window.

FAMILY BATHROOM

8'10 x 5'11 (2.69m x 1.80m)

White suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, side panel bath with mixer tap over, electric shower fitted and shower screen, tiled surround, chrome heated towel radiator, shaver point, LED downlighters, extractor fan, tiled effect flooring, rear aspect upvc obscure double glazed window.

OUTSIDE

At the front of the property, you'll find a practical block-paved driveway, providing parking space for two to three vehicles. A paved step and pathway guide you to the front door.

To the right-hand side, there's a gated entrance leading to a paved pathway that continues to the rear garden. Here, a spacious patio area provides an ideal spot for outdoor entertainment and accessible from the lounge, utility, and dining room. It also features convenient amenities such as an outside tap and lighting.

The rear garden offers a lawned area enclosed by fencing with delightful views over the adjacent forest and woodlands.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue through Steam Mills, taking the turning right onto Broadmoor Road. Upon reaching the roundabout, turn onto Valley Road and continue until it meets St Whites Road. Proceed up the hill, taking the fourth left turning into Stockwell Green. Follow this road along where you will find the property after a short distance on the left hand side.

AGENTS NOTE

Please note that some of the internal images of the property are virtually staged.

SERVICES

Mains Electric, Gas, Water & Drainage.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

LOCAL AUTHORITY

Council Tax Band: Rate Not Yet Available
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

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 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)

