



1 Dean View New Road
Littledean, Cinderford GL14 3JU



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £250,000

We are delighted to offer for sale this CHARMING AND WELL-MAINTAINED TWO-BEDROOM SEMI-DETACHED COTTAGE, BELIEVED TO DATE BACK SEVERAL CENTURIES, LOCATED IN THE SOUGHT-AFTER VILLAGE OF LITTLEDEAN on the outskirts of Cinderford. This characterful home boasts a WEST-FACING TERRACED REAR GARDEN with a GARDEN ROOM and BREATHTAKING VIEWS, as well as CONVENIENT ACCESS TO THE VILLAGE'S LOCAL AMENITIES.

The accommodation briefly comprises SITTING ROOM, DINING AREA, KITCHEN and SHOWER ROOM with TWO DOUBLE BEDROOMS to the first floor. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

Littledean Is A Village Located In The Forest Of Dean District Of Gloucestershire, England. It Is Situated Approximately 4 Miles (6.4 Kilometres) Southwest Of The Town Of Cinderford.

The Village Is Home To Several Historic Buildings And Landmarks, Including The 17th-Century Littledean Hall, Which Is A Grade II Listed Building. Littledean Jail, A Former House Of Correction Turned Museum, Is Another Notable Attraction In The Village.

The Village Is Surrounded By Beautiful Countryside And Offers Opportunities For Outdoor Activities. The Nearby Forest Of Dean Provides Ample Trails For Walking, Cycling, And Exploring Nature. The Wye Valley, With Its Stunning Landscapes And The River Wye, Is Also Within Reach.

Littledean Has A Small But Close-Knit Community. It Features A Village Shop, A Primary School, A Church, And A Pub, Which Serve As Important Focal Points For Residents.



Front aspect upvc obscured double glazed door leads into;

SITTING ROOM

12'00 x 11'09 (3.66m x 3.58m)

Featuring the large original fireplace with inset multi-fuel burner on a stone hearth, pine hardwood flooring, exposed wood beams, radiator, double glazed front aspect window. Door leads into the kitchen, opens through to;

DINING AREA

11'11 x 11'08 (3.63m x 3.56m)

Stairs lead to the first floor with useful storage cupboard below, radiator, internet point, exposed wood beams, front aspect double glazed window.

KITCHEN

14'08 x 6'04 (4.47m x 1.93m)

Fully fitted wall and base level units with laminate worktops and inset stainless steel 1.5 bowl sink unit with drainer, gas cooker with tiled splash-backs, space for undercounter fridge and freezer, plumbing for a washing machine, wall mounted gas-fired combi boiler. Rear aspect double glazed window and door lead to the garden, door into;

SHOWER ROOM

8'10 x 6'06 (2.69m x 1.98m)

Corner shower cubicle with electric shower, low level w.c, pedestal washbasin, heated towel rail, tiled floor, rear aspect obscured double glazed window.

LANDING

Doors lead off to bedrooms one and two.

BEDROOM ONE

11'10 x 11'06 (3.61m x 3.51m)

Radiator, exposed wood beams and wooden floorboards, front and rear aspect double glazed windows.





BEDROOM TWO

11'08 x 9'02 (3.56m x 2.79m)

Fitted shelving, exposed floorboards and wood beams, radiator, front aspect double glazed window.

OUTSIDE

A gated pathway leads up to the front entrance, with the neighbouring property having a right of access over the path. At the rear of the property, you'll find a timber-framed garden room perfect for relaxing and entertaining. Steps rise to a well-maintained lawned garden, complete with a patio area and vibrant flower borders.

DIRECTIONS

From Cinderford High Street, follow Belle Vue Road in the direction of Littledean and continue down Littledean Hill. Take the first turning left just before Littledean House Hotel where the cottage can be found set back on the left hand side.

SERVICES

Mains water, drainage, electricity, gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street,
Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

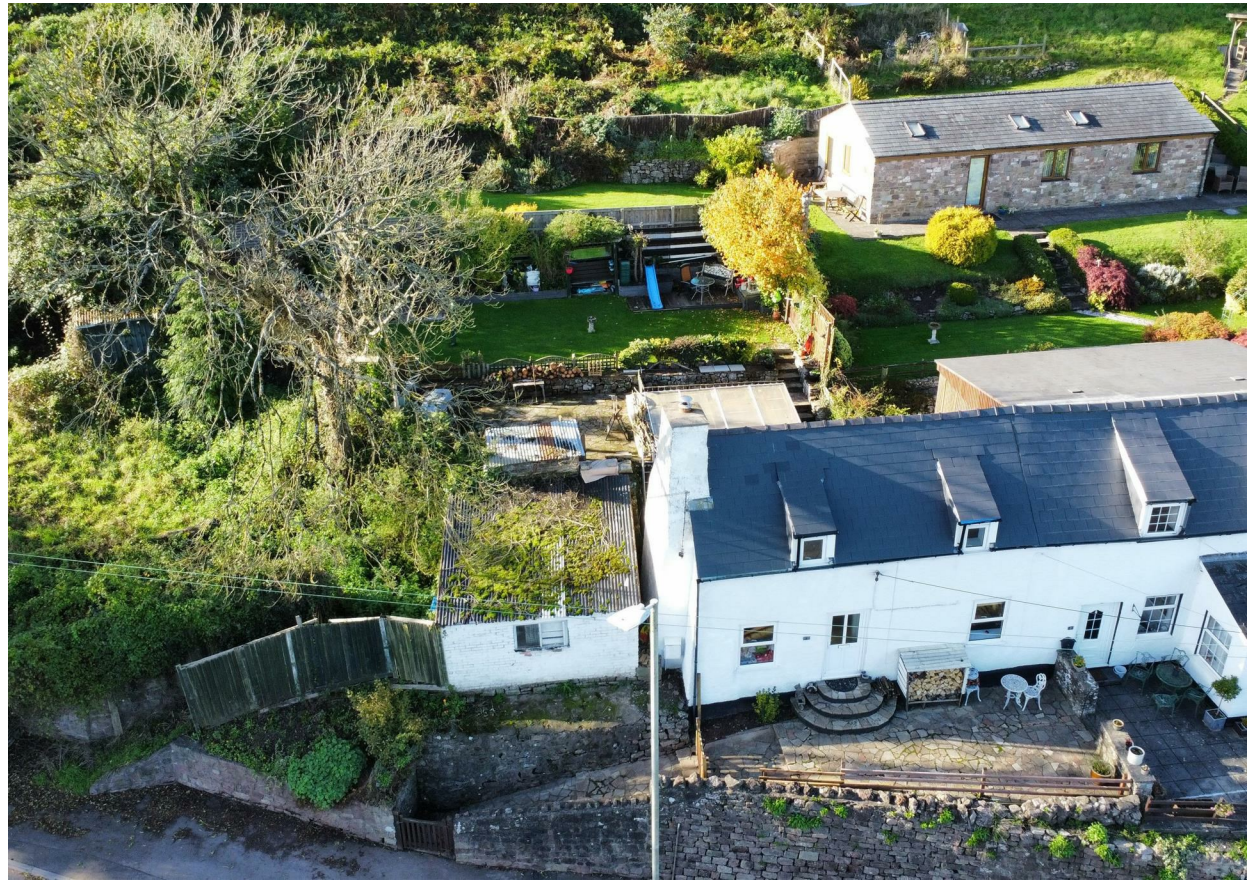
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

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

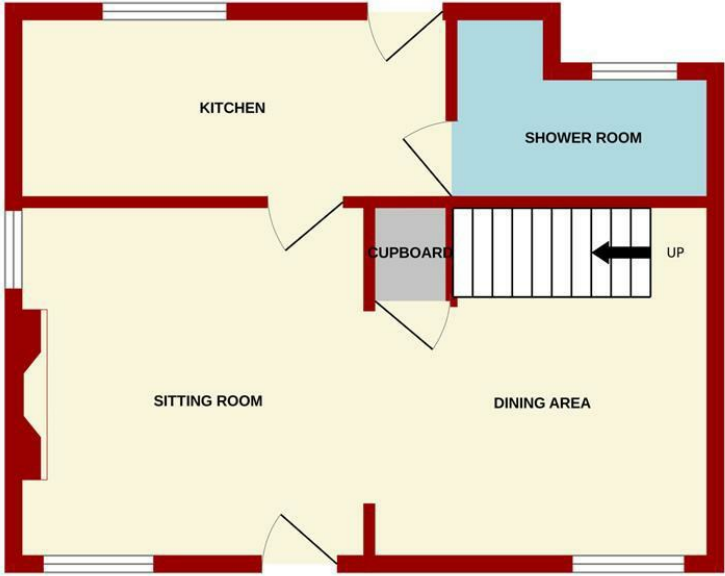
MONEY LAUNDERING REGULATIONS

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)

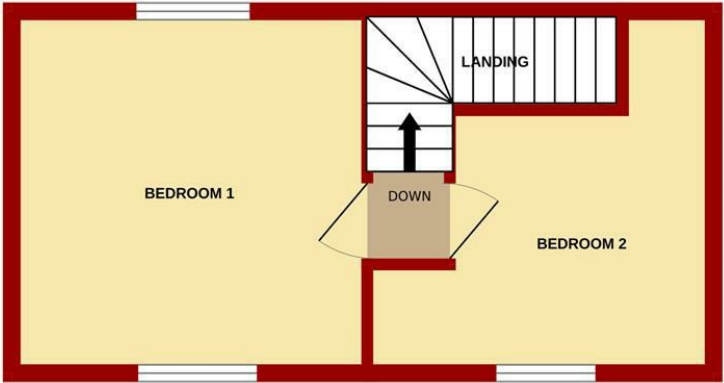




GROUND FLOOR

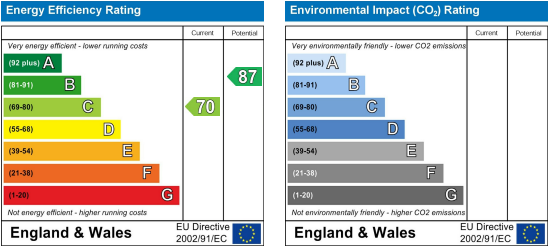


1ST FLOOR



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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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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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