



54 Littledean Hill Road
Cinderford GL14 2BJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Cinderford GL14 2BJ

£350,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE DOUBLE BEDROOM END TERRACE PERIOD COTTAGE benefitting from STUNNING FAR REACHING ELEVATED VIEWS, ENCLOSED FRONT AND REAR GARDENS, AMPLE OFF ROAD PARKING, GARAGE IDEAL AS A HOME OFFICE/GYM, STUDIO, DOUBLE GLAZING, GAS CENTRAL HEATING AND UPVC FACIAS AND GUTTERING.

The property comprises of ENTRANCE HALL, KITCHEN, LOUNGE/DINING ROOM, CONSERVATORY, UTILITY, DOWNSTAIRS SHOWER ROOM to the ground floor with THREE DOUBLE 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 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.



The property is accessed via a upvc door with obscure glazed panel inset. This leads into the:

ENTRANCE HALL

5'11 x 12'08 (1.80m x 3.86m)

Stairs leading to the first floor, understairs storage space, two ceiling lights, mains wired smoke alarm system, tiled flooring, single radiator, power points, central heating timer/thermostat controls, doors giving access into:

KITCHEN

12'08 x 8'10 (3.86m x 2.69m)

One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap over, square edge wood effect worktops, tiled surrounds, range of base and wall mounted units, power points, under-cupboard lighting, four-ring Bosch induction hob, electric oven beneath, extractor filter hood over, integrated dishwasher, space for freestanding fridge/freezer, double radiator, tiled flooring, ceiling light, large front aspect upvc double glazed window overlooking the front garden with far reaching views over fields, countryside and the River Severn.

UTILITY

7'04 x 5'03 (2.24m x 1.60m)

Single bowl, single drainer sink unit with taps over, rolled edge worktops, base unit, space for washing machine and tumble dryer, tiled surrounds, power points, wall mounted gas fired central heating and domestic hot water boiler, single radiator, tiled flooring, ceiling light, rear aspect upvc double glazed window overlooking the rear garden door giving access into:

CLOAKROOM/SHOWER ROOM

5'00 x 5'03 (1.52m x 1.60m)

White suite with close couple w.c, quadrant shower cubicle with electric shower fitted, ceiling light, extractor fan, tiled flooring, part tiled walls.

LOUNGE/DINING ROOM

20'02 x 12'04 (6.15m x 3.76m)

Dining Room- Ceiling light, vertical wall mounted radiator, power points, rear aspect upvc double glazed French doors opening onto the garden, opening giving access into:

Lounge- Ceiling light, chimney breast with fireplace opening, woodburning stove inset, timber lintel, slate hearth, alcoves to either side, double radiator, power points front aspect upvc double glazed French doors opening into the:





CONSERVATORY

9'08 x 9'05 (2.95m x 2.87m)

Upvc construction with glazed panels to front and side aspect, sliding patio door, glazed roof, tiled flooring, power points, far reaching views.

From the entrance hall, stairs leading to the first floor:

LANDING

Ceiling light, mains wired smoke alarm, doors into:

BEDROOM ONE

11'05 x 12'02 (3.48m x 3.71m)

Ceiling light, power points, tv point, double radiator, door to built-in wardrobe with power, lighting and hanging rails, front aspect upvc double glazed tilt & turn window overlooking the front garden with far reaching views over fields, countryside and the River Severn.

BEDROOM TWO

12'09 x 12'01 (3.89m x 3.68m)

Ceiling light, access to roof space, power points, single radiator, tv point, front aspect upvc double glazed window with far reaching views over fields, countryside and the River Severn.

BEDROOM THREE

12'04 x 7'09 (3.76m x 2.36m)

Ceiling light, access to roof space, power points, single radiator, rear aspect upvc double glazed window overlooking the rear garden.

FAMILY BATHROOM

12'08 x 5'07 (3.86m x 1.70m)

White suite with close coupled w.c, modern side panel bath with waterfall mixer tap over, mains fed shower with conventional and drencher head, bifold shower screen, vanity wash hand basin with monobloc waterfall tap, cupboard beneath, ceiling light, extractor fan, wall mounted heated towel radiator, tiled flooring, part tiled walls, rear aspect upvc obscure double glazed window.

OFFICE

7'11 x 7'11 (2.41m x 2.41m)

Inset ceiling spots, smoke alarm, power, internet point, wall mounted heater, laminate flooring, side aspect upvc double glazed window opening into the garden.

GYM/STORE ROOM

9'11 x 7'10 (3.02m x 2.39m)

Inset ceiling spots, power points, rear aspect upvc double glazed window.

WORKSHOP/PLAYROOM

16'02 x 10'05 (4.93m x 3.18m)

Inset ceiling spots, access to roof space, power points, laminate flooring, side aspect upvc double glazed window overlooking the garden, front aspect obscure upvc door, garage door opening (currently boarded up).

OUTSIDE

The front of the property is accessed through a pair of five-bar gates, opening onto a spacious driveway suitable for parking four to five vehicles. To the right, a lawned area is bordered by flowerbeds, shrubs, and bushes, all enclosed by fencing and walling for added privacy. The property enjoys superb far-reaching views and features uPVC fascias and guttering, outside power points, an EV charging point, and outside lighting.

Gated access leads around to the rear garden, which includes a lawned area enclosed by fencing, along with additional outside lighting and an outside tap. Access to:

STUDIO

14'00 x 10'09 (4.27m x 3.28m)

Timber construction with glazed panel doors to front aspect, glazed panel window.

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 right signposted to Cinderford. Continue up into the town centre, proceeding straight over the mini roundabout and to the top of Belle Vue Road. Turn left into Littledean Hill Road and continue for approximately 600 yards where the property can be found on the left hand side as per our For Sale Board.

SERVICES

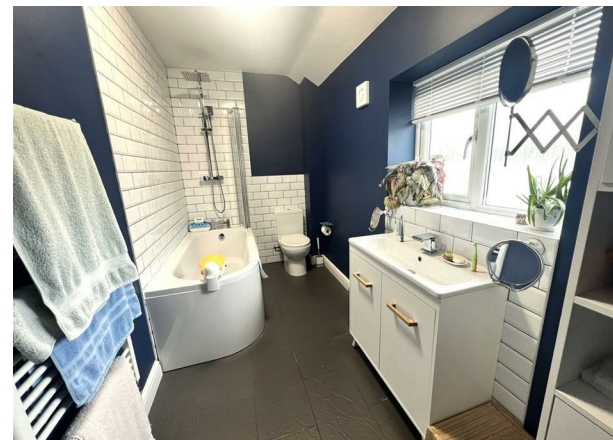
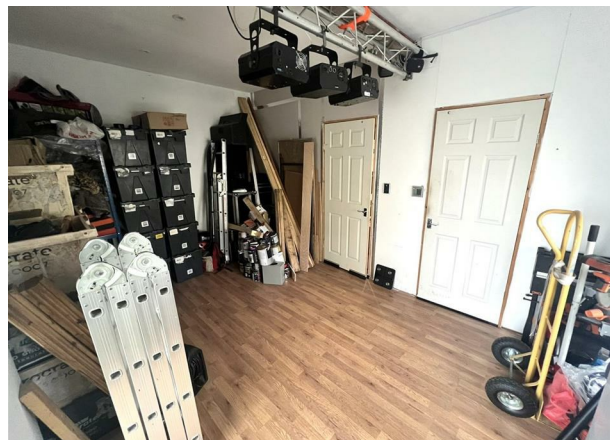
Mains water, electricity, drainage, gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

Gigaclear in area.

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.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

TENURE

Freehold

VIEWING

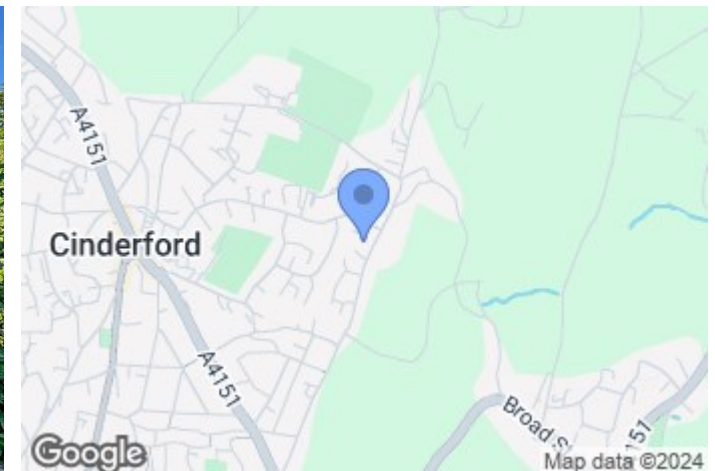
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

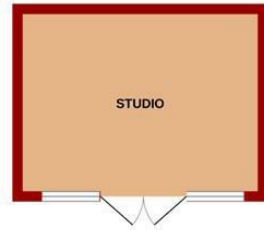
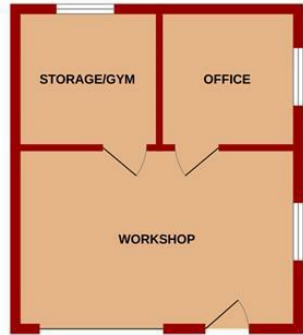
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

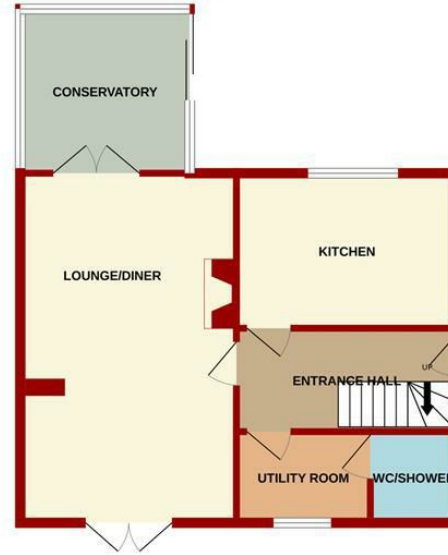
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



OUTBUILDINGS



GROUND FLOOR



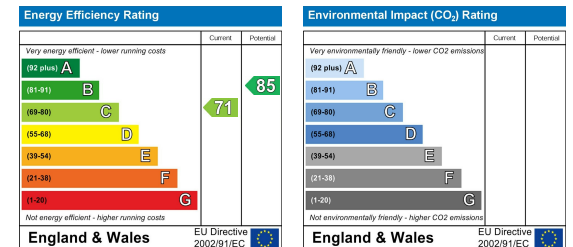
1ST FLOOR



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.





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