



Byways, 20a Stockwell Green
Cinderford GL14 2EH

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

£290,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW benefitting from GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, ENCLOSED FRONT & REAR GARDENS and is OFFERED WITH NO ONWARD CHAIN.

The property comprises of ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, TWO BEDROOMS, FAMILY BATHROOM, BOOT ROOM, OFFICE/STUDY, W.C and GARAGE.

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 covered porch with quarry tiled flooring. The front door of upvc construction with glazed panels inset and to side leads into:

ENTRANCE HALL

13'06 x 7'10 (4.11m x 1.50m opening to 2.39m)

Ceiling light, access to roof space, single radiator, power points, telephone point, door to linen cupboard with shelving space, wooden panel doors give access into:

LOUNGE

14'01 x 10'10 (4.29m x 3.30m)

Feature fireplace with wooden mantle, granite hearth, ceiling light, picture rail, power points, two single radiators, front aspect upvc double glazed window overlooking the front garden, side aspect upvc double glazed window.

BEDROOM ONE

11'10 x 10'10 (3.61m x 3.30m)

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

BEDROOM TWO

10'11 x 8'11 (3.33m x 2.72m)

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

SHOWER ROOM

Large quadrant shower cubicle, electric shower fitted, close coupled w.c., pedestal wash hand basin, monobloc mixer tap over, tiled splashback, single radiator, ceiling light, extractor fan, shaver light and shaver point, two rear aspect upvc obscure double glazed windows.

KITCHEN

14'01 x 9'09 (4.29m x 2.97m)

One and a half bowl, single drainer stainless steel sink units, mixer tap over, rolled edge worktops, tiled surrounds, range of base units, tall unit with built-in microwave and gas oven, four-ring gas hob, space for washing machine, space for undercounter fridge and freezer, double radiator, inset ceiling spots, ceiling light, alcove storage, storage cupboard, door to pantry, door to boiler cupboard housing the Worcester gas fired central heating and domestic hot water boiler, rear aspect upvc double glazed window overlooking the rear garden, side aspect upvc obscure glazed window, side aspect upvc obscure glazed door leads into:

BOOT ROOM

17'08 x 7'08 (5.38m x 2.34m)

Ceiling light, exposed brick wall, double radiator, power points, front aspect upvc obscure double glazed door, upvc double glazed window with views over the garden and parking area, door giving access to storage cupboard with shelving and lighting, housing the electrical consumer unit, door to the rear garden, small step and doorway giving access to office/study and garage.

OFFICE/STUDY

12'00 x 9'08 (3.66m x 2.95m)

Sloped ceiling with ceiling lights, power points, side aspect upvc double glazed window overlooking the rear garden, door giving access to:

GARAGE

17'04 x 10'05 (5.28m x 3.18m)

Electric roller shutter door to front, power, lighting, consumer unit.

W.C

White suite with close coupled w.c., rear aspect obscure double glazed window, lighting.

OUTSIDE

A tarmacked driveway provides parking for two vehicles, with a personal gate to the side. A pathway runs across the front garden and driveway, with the front garden laid to lawn and enclosed by walling and fencing, complemented by flower borders, shrubs, and bushes. The property benefits from outside lighting, along with UPVC fascias and guttering. Gated access on the left side leads to the rear garden.

The rear garden features outside lighting, an outside tap, a garden shed, greenhouse, and a summer house. It includes an area of lawn, fruit trees, and an orchard section, all enclosed by fencing and walling for privacy.

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, taking the left hand filter where the property can be found on the left hand side.

SERVICES

Mains Electric, Gas, Water & Drainage.

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.

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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

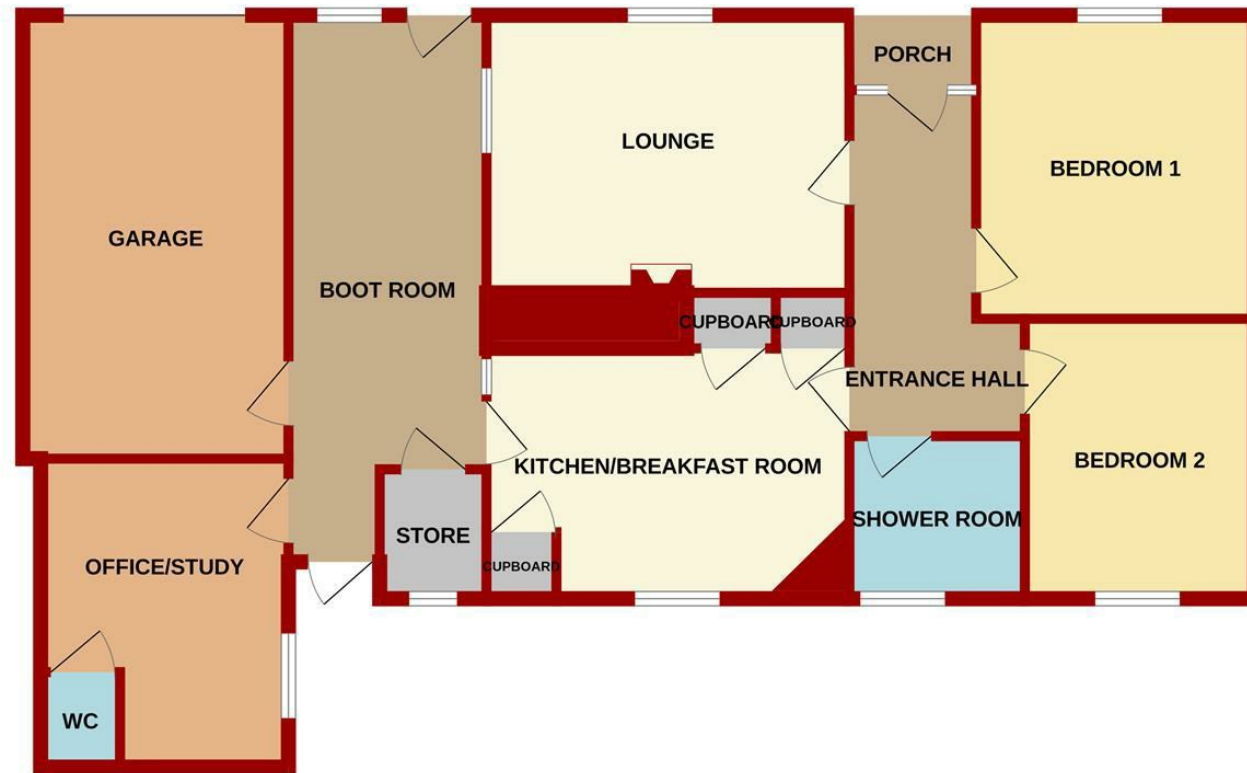
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

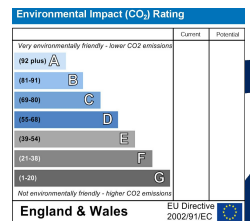
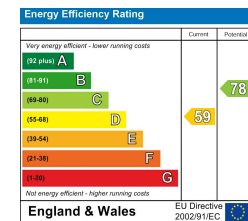
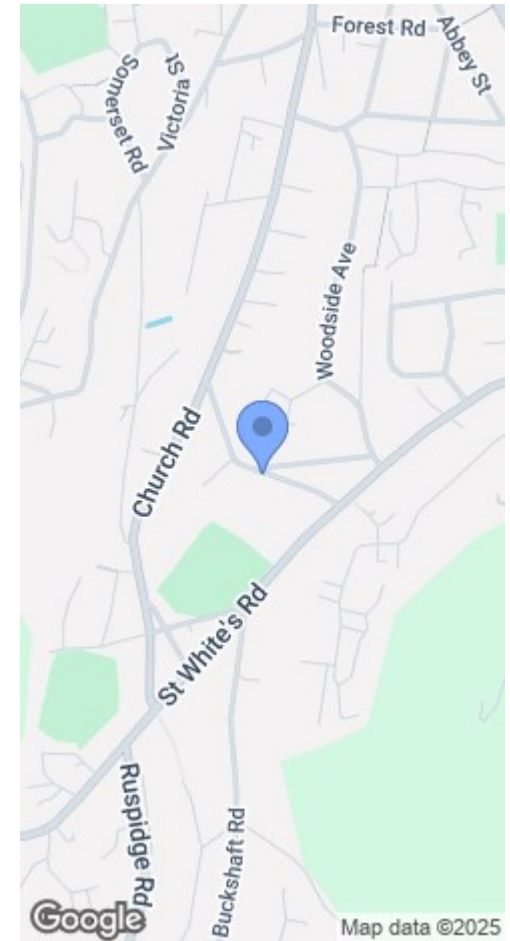
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND 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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