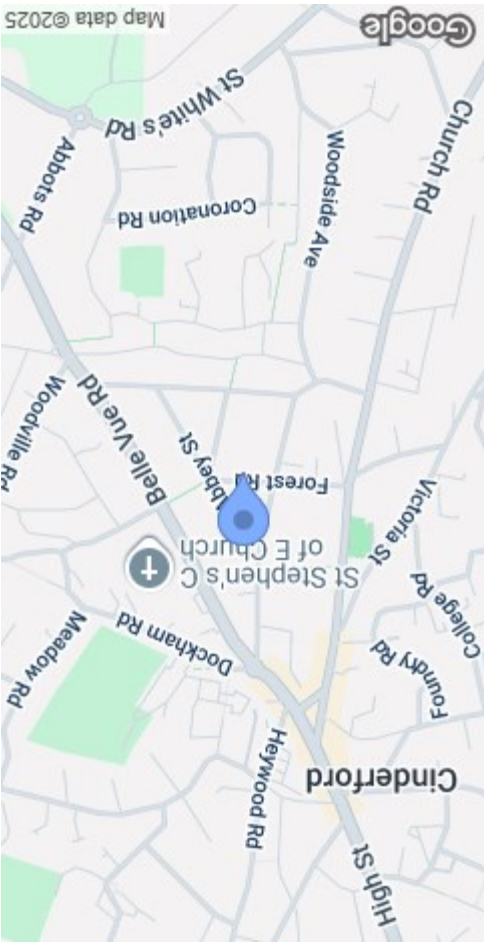
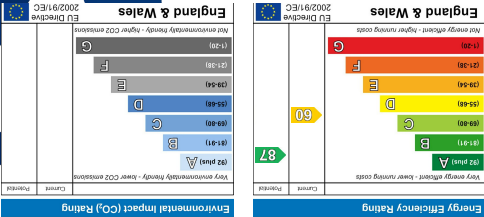




MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



2 Forest Road
Cinderford GL14 2NR



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £210,000

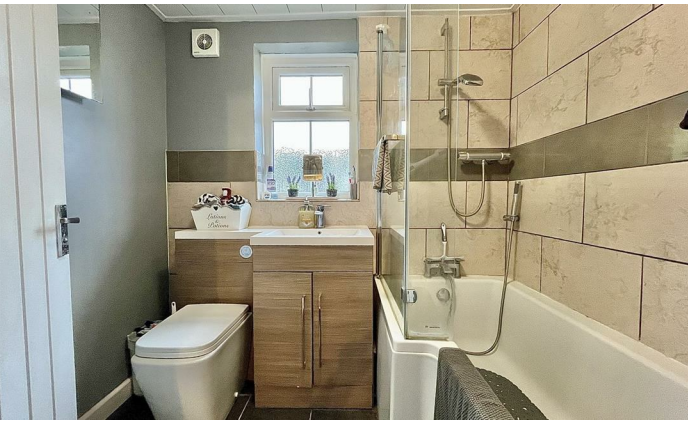
Steve Gooch Estate Agents are proud to present for sale this BEAUTIFULLY MAINTAINED TWO-BEDROOM END-OF-TERRACE COTTAGE DATING BACK TO CIRCA 1900. The property offers CHARMING ACCOMMODATION, INCLUDING A COZY LIVING ROOM, DINING ROOM, KITCHEN, and BATHROOM on the ground floor, with TWO SPACIOUS DOUBLE BEDROOMS on the first floor. The cottage benefits from GAS-FIRED CENTRAL HEATING, DOUBLE GLAZING, and a PRIVATE ENCLOSED GARDEN, along with CONVENIENT ACCESS TO THE TOWN CENTRE. AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS!

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.



Accessed via a upvc door leading into:

LIVING ROOM

11'11 x 10'10 (3.63m x 3.30m)

Feature fireplace with wooden lintel and stone hearth, inset log burner, power points, tv point, phone point, radiator, double glazed window to front aspect, door leading into:

DINING ROOM

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

Stairs to first floor landing, power points, radiator, wooden flooring, ceiling light, wall lights, double glazed upvc patio doors leading out to the rear garden, door leading into:

KITCHEN

10'01 x 6'09 (3.07m x 2.06m)

Modern fully fitted kitchen comprising of a range of wall and base mounted units with wood effect worktops, integrated one and a half bowl stainless steel sink and drainer with mixer tap above, electric oven with integrated four ring gas hob, glass splashback and cooker canopy above, plumbing for washing machine, space for tumble dryer, wall mounted worcester bosch gas combi boiler, part tiled walls, wood flooring, power points, side aspect window, opening into:

LOBBY

Hatch giving access to loft space, ceiling light, wooden flooring, door leading into:

BATHROOM

Modern fully fitted suite including a "P" shaped bath with

shower over and tiled surround, low level wc with concealed cistern, vanity hand basin with mixer tap above, radiator, extractor fan, tiled flooring, rear aspect window.

From the dining room, stairs lead up to the first floor:

LANDING

Loft hatch giving access to loft space, doors into:

BEDROOM ONE

11'11 x 9'11 (3.63m x 3.02m)

Power points with usb, radiator, front aspect window.

BEDROOM TWO

11'9 x 9'02 (3.58m x 2.79m)

Built in storage/airing cupboard with radiator and wooden shelving, power points, radiator, rear aspect window overlooking the garden.