



34 Parragate Road
Cinderford GL14 2LY



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Residential Sales | Residential Lettings | Auctions | Surveys

Price Guide £210,000

EPC rating C

IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY A MODERN, MUCH LOVED TWO BEDROOM TERRACED PROPERTY with SINGLE GARAGE and ENCLOSED GARDEN TO REAR SITUATED ON A QUIET ROAD within EASY REACH OF THE TOWN CENTRE. The property benefits from a WELCOMING ENTRANCE HALL with CLOAKROOM, FULLY FITTED KITCHEN and a LOUNGE/DINER on the ground floor and TWO BEDROOMS and a BATHROOM on the first floor.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

Benefitting from GARDEN, GARAGE, OFF ROAD PARKING, EASY ACCESS TO TOWN AMENITIES, IDEAL FOR FIRST TIME BUYERS/ INVESTMENT OPPORTUNITY.

The property is accessed via the front door into:

ENTRANCE HALL

Radiator, power points, stairs to first floor landing, doors leading into:

CLOAKROOM

Low level wc, pedestal hand basin, radiator, double glazed front aspect window.

KITCHEN 11'7 x 6'2 (3.53m x 1.88m)

Range of wall and base mounted units with rolled edge worktops, integrated electric cooker with four ring gas hob over and cooker canopy above, plumbing for washing machine, space for fridge/freezer, stainless steel one and a half bowl sink and drainer with mixer tap above, tiled splashback, radiator, power points, double glazed front aspect window.

LOUNGE/DINER 13'02 x 12'07 (4.01m x 3.84m)

Useful understairs storage cupboard, tv point, phone point, power points, radiator, double glazed rear aspect window overlooking the garden, double glazed rear aspect french doors giving access to the garden.

From the entrance hall, stairs lead up to the first floor:

LANDING

Power point, loft hatch giving access to loft space, doors into:

BEDROOM 1 12'07 x 11'02 (3.84m x 3.40m)

Built-in double wardrobe, built-in airing cupboard housing the gas fired boiler, power points, telephone point, radiator, front aspect window.

BEDROOM 2 9'05 x 6'05 (2.87m x 1.96m)

Built-in double wardrobe, radiator, power point, rear aspect window.

BATHROOM

Modern three piece white suite including panel bath with shower over and tiled surround, low level wc, pedestal was hand basin, tiled splashback, tiled flooring, radiator, rear aspect window.

OUTSIDE

To the front of the property, steps and railing lead to the canopy front entrance. Access to the rear garden is via a pedestrian wooden gate. Rear garden has decked seating area and steps (due to be fitted) leading up to the lawned, garden area. A side door to the rear of the property gives access to the single garage with up and over door. Further allocated off road parking space to the rear.

SERVICES

Mains gas, electric, water and drainage.

WATER RATES

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning right at the traffic lights at Nailbridge signposted for Cinderford. Proceed along here passing the garage on the right hand side and take the next turning right into Valley Road. Continue along Valley Road taking the left hand turn into Station Street. Take the forth left hand turn into Parragate Road, the property can be found approx. half way along on the right hand side.

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/Full Structural Surveys).



Whilst every effort has been made to ensure the accuracy of the foregoing particulars, representations, all about, valuation, terms and any other terms are accepted off and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. No prospective purchaser. The drawings, plans and photographs shown have not been tested and no guarantee as to their accuracy or efficiency can be given. Agent: Steve Gooch (01202) 222222

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.

