



**70B High Street**  
**Cinderford GL14 2SZ**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 70B High Street

## Cinderford GL14 2SZ

£289,950

Steve Gooch Estate Agents are delighted to offer for sale this **THREE-BEDROOM DETACHED FAMILY HOME** benefitting from **DOUBLE GLAZING, GAS CENTRAL HEATING, OFF-ROAD PARKING FOR THREE TO FOUR VEHICLES, DOUBLE GARAGE, ENCLOSED GARDENS, and WOODLAND VIEWS.** The property comprises an **ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, and SIDE PORCH/UTILITY** on the ground floor, with **THREE BEDROOMS, CLOAKROOM, 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 aluminium sliding single glazed panel door leading into the:

### ENTRANCE PORCH

Shelving, wooden door with obscure glazed panel to side gives access into:

### ENTRANCE HALL

10'07 x 8'05 (3.23m x 2.57m)

Stairs leading to the first floor, ceiling light, coving, single radiator, wood effect laminate flooring, doors into:

### LOUNGE/DINING ROOM

28'04 x 12'06 into bay (8.64m x 3.81m into bay)

Lounge- Feature fireplace with granite hearth and wooden surround, living flame gas fire inset, wall light points, double radiator, power points, wood effect laminate flooring, rear aspect upvc double glazed French doors with glazed panels to either side with views over the patio and parking area.

Dining Room- Ceiling light, coving, feature bay window with aluminium glazed windows inset, curved radiator into bay, continuation of the wood laminate flooring, deep skirting boards, power points, feature bow window overlooking the front garden.

### KITCHEN/BREAKFAST ROOM

11'10 x 8'06 (3.61m x 2.59m)

One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, tile surrounds, power points, four-ring gas hob with electric oven beneath, filter hood above, glass splashback, upstands, breakfast bar, ceiling light, coving, space for American style fridge/freezer, door to understairs storage cupboard, rear aspect upvc double glazed window overlooking the patio and parking area with far reaching views towards forest and woodland, side aspect upvc double glazed window, obscure glazed panel door gives access into the:







## **SIDE PORCH/UTILITY**

**11'00 x 4'11 (3.35m x 1.50m)**

Tongue & groove timber clad ceiling, inset ceiling spots, worktop with range of base units, space for automatic washing machine, space for dishwasher, power points, usb points, front & rear aspect upvc double glazed windows with obscure glazed panel to either side.

From the entrance hall, stairs give access to the first floor:

## **LANDING**

Access to roof space, coving, side aspect upvc double glazed window, high handle wooden panel doors giving access into:

## **BEDROOM ONE**

**12'00 x 12'05 (3.66m x 3.78m)**

Coving, wall light points, power points, single radiator, timber window ledge, rear aspect upvc double glazed window overlooking the patio and parking area with far reaching views towards forest and woodland in the distance.

## **BEDROOM TWO**

**15'11 x 12'05 (4.85m x 3.78m)**

Ceiling light, coving, timber window ledge, feature bay window of aluminium and timber construction, power points, single radiator.

## **BEDROOM THREE**

**8'07 x 8'05 (2.62m x 2.57m)**

Coving ceiling light, single radiator, power point, timber window ledge, front aspect upvc double glazed window overlooking the front garden.

## **CLOAKROOM**

White suite with close coupled w.c, ceiling light, coving, side aspect upvc obscure double glazed window, wood effect flooring.

## **FAMILY BATHROOM**

White suite with enamel bath, taps over, mains fed shower fitted, conventional and drencher head, folding shower screen, chrome heated towel radiator, vanity wash hand basin with monobloc mixer tap over, vanity cupboard beneath, tiled bath and basin surround, door into airing cupboard housing the Worcester Bosch boiler and slatted shelving space, ceiling light, coving, side aspect upvc obscure double glazed window.





## OUTSIDE

The property is accessed through a wrought iron gate set within a stone wall, leading to a concrete pathway that guides you to the front door. The front garden features a lawn with an assortment of small trees, shrubs, and bushes, all enclosed by fencing, walling, and hedging.

The rear patio is accessible via the side porch and includes outside lighting, an external tap, and a canopy, with the area laid to slabs and bordered by a dwarf wall. Steps and a stone pathway lead down to a tarmac and gravelled parking and turning area, providing ample space for three to four vehicles.

## DETACHED DOUBLE GARAGE/ WORKSHOP

### GARAGE ONE

20'02 x 11'02 (6.15m x 3.40m)

Accessed via an up & over roller shutter door, power, lighting, opening into:

### GARAGE TWO

20'01 x 8'09 (6.12m x 2.67m)

Accessed via an up & over roller shutter door, power, lighting.

## 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. Follow the road towards the town centre, turning right at Lidl. Take the first turning right where a single track driveway will lead to the rear of the property.

## 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: C  
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

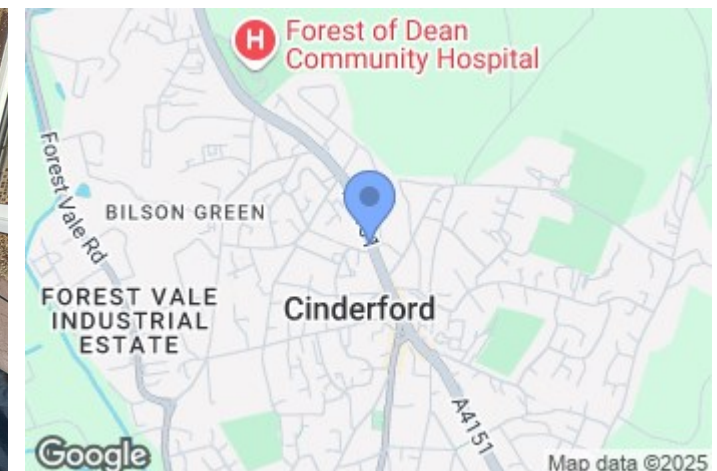
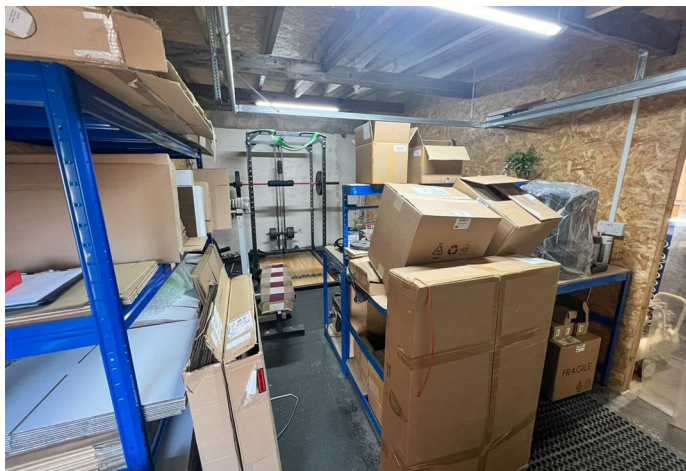
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

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

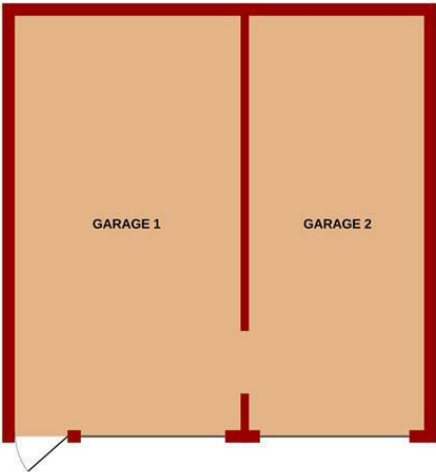
## MONEY LAUNDERING REGULATIONS

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)

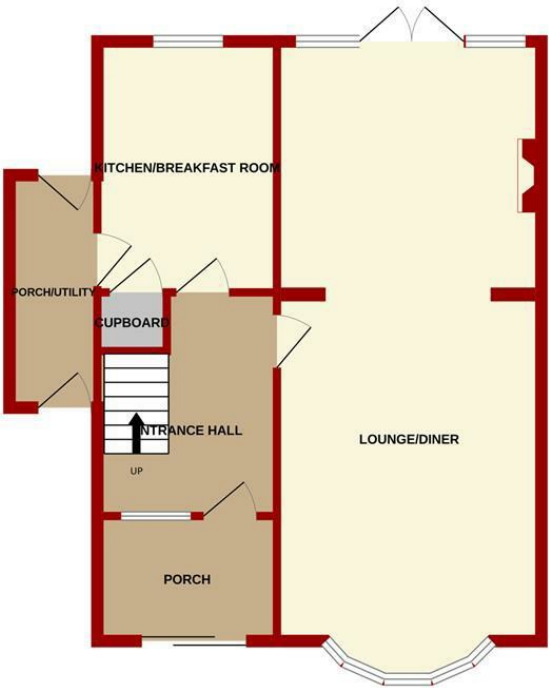




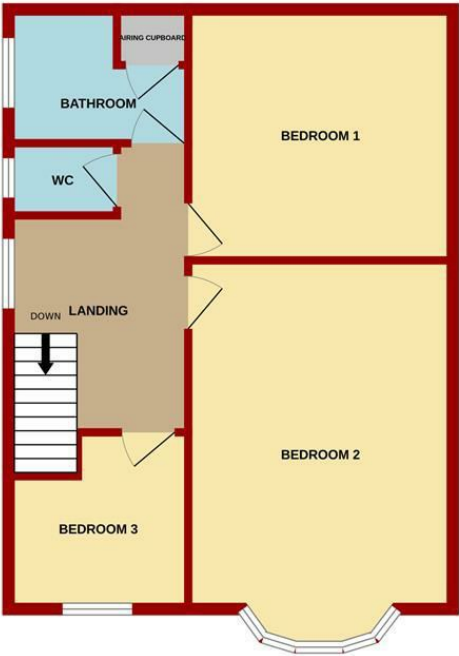
BASEMENT



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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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating							
	Current	Potential		Current	Potential				
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions						
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions						
England & Wales			England & Wales						
EU Directive 2002/91/EC			EU Directive 2002/91/EC						







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