

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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STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £254,000

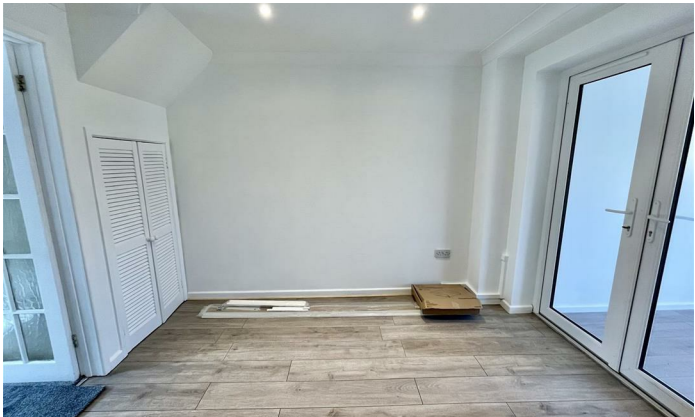
Available with NO ONWARD CHAIN, we are pleased to present this WELL-PROPORTIONED THREE-BEDROOM SEMI-DETACHED HOME, SITUATED ON A POPULAR AND QUIET ROAD IN CINDERFORD. This property offers an excellent opportunity for buyers to add their own personal touch. The accommodation comprises an ENTRANCE HALL, A SPACIOUS LOUNGE, a KITCHEN/DINER, and a GARDEN ROOM, along with THREE BEDROOMS and A FAMILY BATHROOM. Additional highlights include a SINGLE GARAGE with PARKING FOR ONE TO TWO VEHICLES IN FRONT, and an ENCLOSED REAR GARDEN.

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.



Front aspect upvc door into;

ENTRANCE HALL

Radiator, stairs leading to the first floor landing, door leads into the lounge.

LOUNGE

14'10 x 11'04 (4.52m x 3.45m)

Radiator, front aspect window. Door leads through to the kitchen/diner.

KITCHEN/DINER

14'06 x 10'02 (4.42m x 3.10m)

Comprising a range of fully fitted wall and base level units with laminate worktops, tiled splash-backs and inset 1.5 bowl sink-basin unit. Dual gas/electric cooker with new extractor hood over, space for a washing machine and fridge/freezer. Wall mounted gas-fired combi boiler, laminate wood effect flooring, under stairs storage cupboard, radiator, rear aspect window and French doors lead into the garden room.

GARDEN ROOM

13'04 x 7'07 (4.06m x 2.31m)

Recently constructed providing an additional space to relax and entertain, radiator, laminate wood effect flooring, sliding patio door giving access to the rear garden.

LANDING

Access to loft space, airing cupboard with radiator, doors lead into the three bedrooms and bathroom.

BEDROOM ONE

14'02 x 8'01 (4.32m x 2.46m)

Radiator, front aspect window.

BEDROOM TWO

110'03 x 7'11 (33.60m x 2.41m)

Radiator, rear aspect window overlooks the garden with pleasant views towards the Forest and Welsh Mountains in the distance.

BEDROOM THREE

9'05 x 6'04 (2.87m x 1.93m)

Radiator, front aspect window.

BATHROOM

6'04 x 5'06 (1.93m x 1.68m)

Featuring a contemporary three piece suite comprising a bath with electric shower over and tiled splashbacks, vanity washbasin unit and low level w.c. Radiator, obscured rear aspect window.

OUTSIDE

Steps and a path lead to the canopied front entrance, the path continues to the side of the property with gate into rear garden. Located to the side of the neighbouring property is the;

SINGLE GARAGE

16'09 x 8'04 (5.11m x 2.54m)

Accessed via an up and over door, storage space above.

The good size fully enclosed rear garden features a large patio, and a raised decking ideal for hosting barbecues.

DIRECTIONS

From the Mitcheldean office continue to the mini roundabout turning right onto the A4136 in the direction of Cinderford. On approaching the Nailbridge traffic lights turn left signposted to Cinderford. Proceed to the town centre, turn right at the mini roundabout into Woodside Street, follow this road along taking the third turning left into Woodside Avenue, then take the second turning left into Woodlands Reach and then first right into West View. The property can be found towards the end on the right.

SEVICES

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.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 (with over 20 years experience) 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)