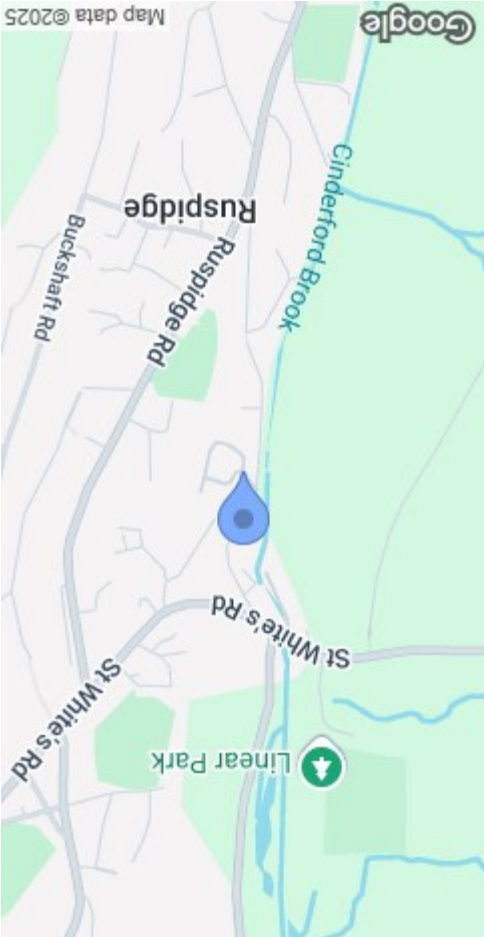


Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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£128,000

We are delighted to offer for sale this WELL PRESENTED, SPACIOUS TWO DOUBLE BEDROOM 'STATELY ALBION TREDEGAR' PARK HOME FOR THE OVER 45'S SITUATED WITHIN A QUIET AND POPULAR SITE on the outskirts of Cinderford ADJACENT TO WOODLAND.

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 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 bright and spacious accommodation comprises lounge, dining room, kitchen, two double bedrooms and a bathroom. The surrounding enclosed garden comes with a storage shed, the property also makes use of an allocated parking space.



Steps lead up to a side aspect upvc double glazed door leading into:

KITCHEN
10'6" x 7'10" (3.20m x 2.39m)

Fitted eye and base level units with laminate worktops and inset one and a half bowl sink with drainer. Integral appliances include electric oven, gas hob, dishwasher and fridge/freezer. Space and plumbing for washing machine and tumble dryer. Cupboard housing the recently fitted gas-fired combi boiler, double width airing cupboard with radiator. Side aspect window. Door leads into;

DINING ROOM
8'2" x 6'8" (2.49m x 2.03m)

Side aspect window with pleasant woodland view, archway opening leads through to the lounge, a door leads into the inner hallway.

LOUNGE
16'4" x 10'5" (4.98m x 3.18m)

A bright and spacious room comprising a feature fireplace surround with marble hearth, TV point, internet point, two radiators, two front aspect windows.

INNER HALLWAY

Side aspect upvc double glazed door leads out to the garden, heating thermostat controls, loft hatch to loft space, radiator, doors lead to the two bedrooms and shower room.

BEDROOM ONE
10'10" x 7'11" (3.30m x 2.41m)

Built in wardrobes, fitted drawer unit, radiator, side aspect window.

BEDROOM TWO

9'10" x 7'11" (3.00m x 2.41m)
Built in wardrobes, radiator, side aspect window with woodland views.

SHOWER ROOM
5'32 x 4'10" (1.52m x 1.47m)

Walk-in shower cubicle with wet board surround, low level w.c, pedestal handbasin, heated ladder towel rail, side aspect obscured window.

OUTSIDE

A gate and path gives access to both sides of the park home with steps leading up to the main entrance. The well maintained garden is mostly laid to lawn enjoying pleasant woodland views and is enclosed by low fencing. There is a storage shed included. The allocated parking space is located a short distance from the property.

AGENT'S NOTE

Ground Rent charges apply at circa £212 p/cm

SERVICES

Mains water, mains drainage, mains electricity, LPG Bottled Gas

WATER RATES

Severn Trent- to be advised

LOCAL AUTHORITY

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

TENURE

Leasehold in Perpetuity.

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.

DIRECTIONS

From Mitcheldean take the A4136 up over Plump Hill and upon reaching the Nailbridge traffic lights turn left signposted Cinderford. Take the second turning right on to Broadmoor Road, this leads on to Forest Vale Road. Upon reaching the mini roundabout turn right. Continue along Valley Road and at the T junction turn left then right into Railway Road. Proceed along here and after a short distance on the left hand side is the entrance into St Michaels Park. Follow the road around to the right where the property can be found on the left hand side.

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)

