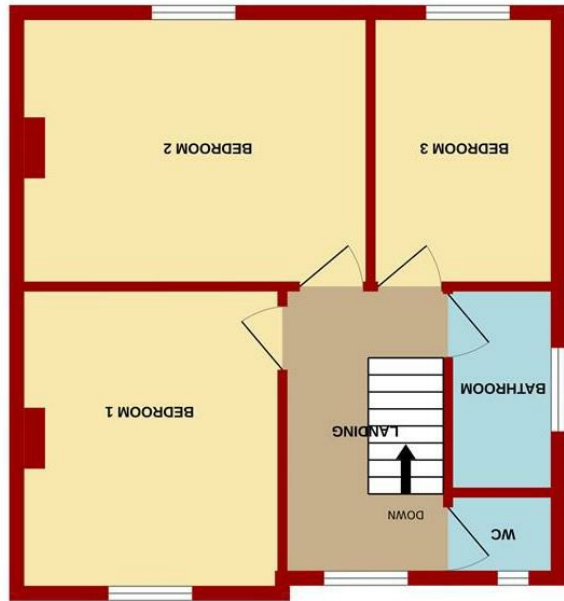
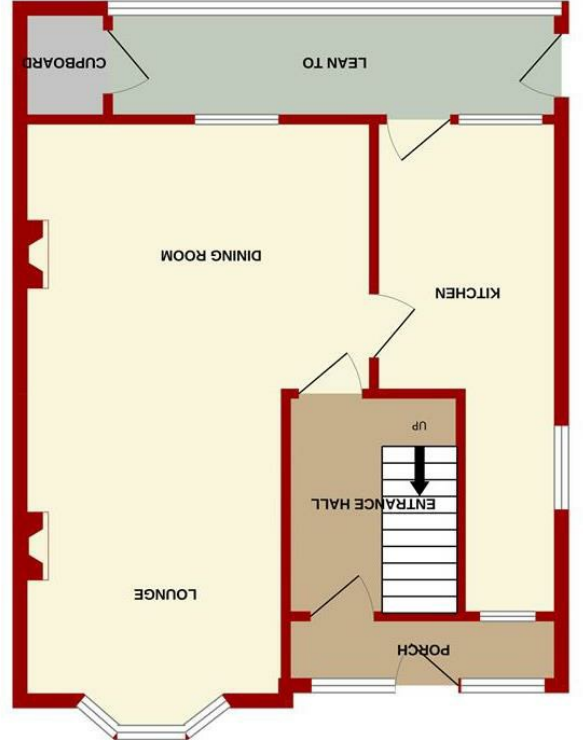


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



GROUND FLOOR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£240,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED PROPERTY sold as seen and benefitting from SINGLE GARAGE, OFF ROAD PARKING, FRONT & REAR ENCLOSED GARDENS and is OFFERED WITH NO ONWARD CHAIN.

The property comprises of PORCH, ENTRANCE HALL, DINING AREA, LOUNGE, KITCHEN and LEAN-TO to the ground floor with THREE BEDROOMS 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 upvc obscure glazed panel door with panels to either side. This leads into:

PORCH
10'09 x 2'09 (3.28m x 0.84m)
Wall light, tiled flooring, wooden obscure door leading into:

ENTRANCE HALL
8'04 x 6'05 (2.54m x 1.96m)
Stairs to the first floor, understairs storage area, single radiator, power points, telephone point, wall light point, dado rail, glazed panel door leading into:

DINING AREA
14'00 x 11'00 (4.27m x 3.35m)
Feature fireplace opening with tiled surround, stone hearth, wooden mantle over, ceiling light, picture rail, alcoves to either side, single radiator, power points, rear aspect upvc double glazed window, opening into:

LOUNGE
12'01 x 10'06 (3.68m x 3.20m)
Feature fireplace with chimney breast, electric fire inset, stone hearth, alcoves to either side with shelving, power points, single radiator, ceiling light, dado rail, front aspect bow style window with double glazed units inset with views overlooking the front garden and parking area.

From the dining area, glazed panel door gives access into the:

KITCHEN
19'07 x 7'05 narrowing to 10'10 x 4'03 (5.97m x 2.26m narrowing to 3.30m x 1.30m)
Range of base and wall mounted units, tiled surrounds, four-ring gas hob, built-in double electric oven, one and a three quarter bowl single drainer stainless steel sink unit, tap over, plumbing for automatic washing machine, space for undercounter fridge and freezer, rolled edge worktops, tiled surrounds, power points, two ceiling lights, front aspect obscure double glazed window opening into the front porch, side aspect upvc double glazed window overlooking the side pathway, rear aspect upvc double glazed window and wooden glazed panel door opening into the rear lean-to.

LEAN-TO
17'10 x 4'05 (5.44m x 1.35m)
Dwarf wall construction with upvc double glazed panel, polycarbonate roof, ceiling light, tiled flooring, power point, rear aspect upvc double glazed window overlooking the rear garden, door to a small store cupboard with tiled flooring, side aspect upvc obscure double glazed panel door.

From the entrance hall, stairs lead up to a small half landing with door into:

CLOAKROOM
Coloured suite, fully tiled walls, tongue & groove timber clad ceiling, ceiling light, tiled flooring, radiator, front aspect obscure double glazed window.

Stairs continue up to the:
LANDING
Access to roof space, ceiling light, radiator, power point, door into:

BEDROOM ONE
12'02 x 10'06 (3.71m x 3.20m)
Ceiling light, picture rail, single radiator, chimney breast, alcoves to either side, front aspect upvc double glazed window overlooking the front garden and parking area with far reaching views towards forest and woodland in the distance.

BEDROOM TWO
14'00 x 10'11 (4.27m x 3.33m)
Chimney breast, alcoves to either side, ceiling light, picture rail, single radiator, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE
11'01 x 7'06 (3.38m x 2.29m)
Ceiling light, tongue & groove timber clad walls, single radiator, power point, louve doors giving access to the airing cupboard, rear aspect upvc double glazed window overlooking the rear garden.

BATHROOM
Coloured suite with pedestal wash hand basin, side panel bath, fully tiled, tongue & groove timber clad ceiling, ceiling light, single radiator, shaver point, side space upvc obscure double glazed window.

OUTSIDE
The property is approached via a wrought iron gate, with an additional side gate providing access to a tarmacked driveway suitable for parking two vehicles. The front garden is laid to lawn and enclosed by walling and hedging for added privacy. A pathway with gated access runs along the right-hand side, leading to the rear garden.

The rear garden features a concrete pathway leading to a single garage of concrete sectional construction, complete with power and lighting. The garden also includes a lawned area, enclosed by fencing and walling. A gated rear access opens onto the lane.

DIRECTIONS
From the Mitcheldean Office, proceed down to the mini roundabout turning right onto the A4136. Proceed along turning left at the traffic lights at Nailbridge signposted to Cinderford. Continue through the town centre and over the mini roundabout. Proceed up Belle Vue Road, turning left onto Woodville Road where the property can be found about two thirds up on the right hand side.

AGENTS NOTE
All services/appliances have not and will not be tested.

SERVICES
Mains water, drainage, electricity and 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: D
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)

