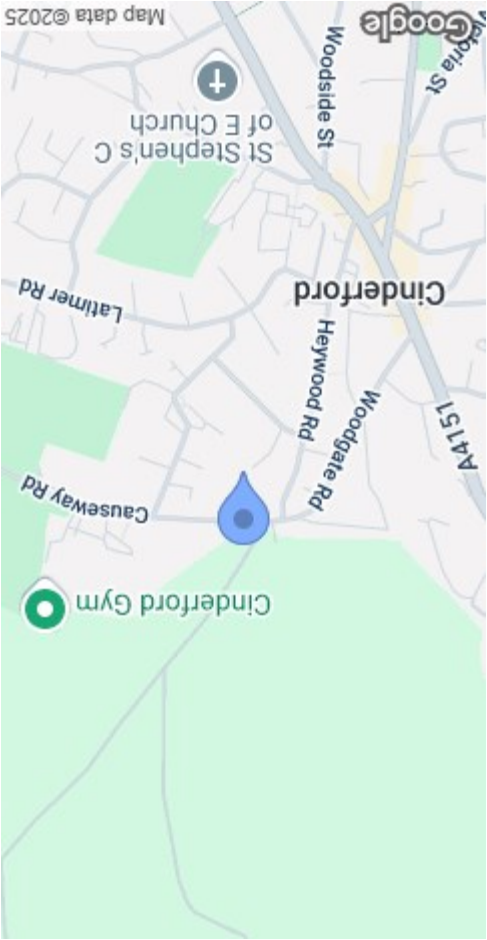
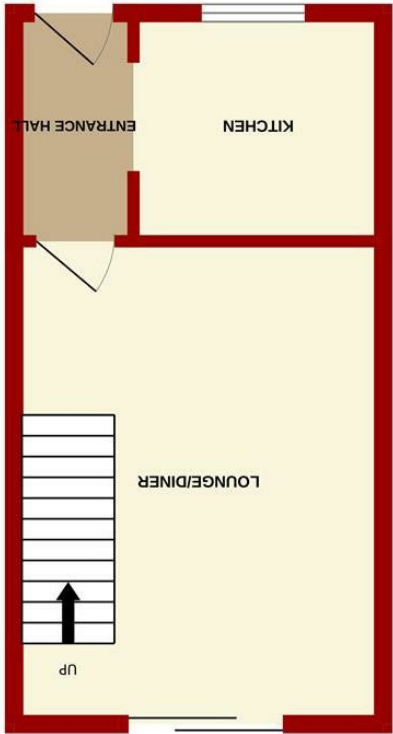
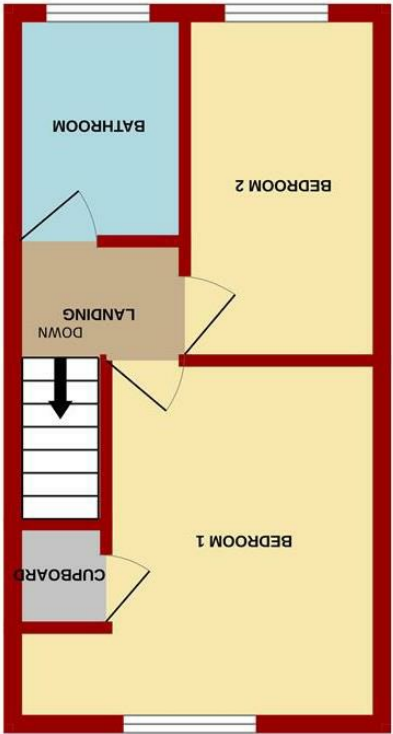


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Energy Efficiency Rating	Energy Efficiency Rating
Very energy efficient - low running costs	Very energy efficient - low running costs
A	A
101-120	101-120
B	B
81-100	81-100
C	C
61-80	61-80
D	D
41-60	41-60
E	E
21-40	21-40
F	F
1-20	1-20
G	G
Very energy inefficient - high running costs	Very energy inefficient - high running costs
89	68

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating	Environmental Impact (CO <sub>2</sub> ) Rating
Very low energy demand - low CO <sub>2</sub> emissions	Very low energy demand - low CO <sub>2</sub> emissions
A	A
101-120	101-120
B	B
81-100	81-100
C	C
61-80	61-80
D	D
41-60	41-60
E	E
21-40	21-40
F	F
1-20	1-20
G	G
Very high energy demand - high CO <sub>2</sub> emissions	Very high energy demand - high CO <sub>2</sub> emissions
89	68

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 errors, 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 operation or efficiency can be given.  
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1 Westfield Court  
Cinderford GL14 2RU



# Guide Price £155,000

We are delighted to offer for sale this TWO BEDROOM SEMI-DETACHED PROPERTY in need of some updating with SUNNY SOUTH-FACING GARDEN, TWO PARKING SPACES and NO ONWARD CHAIN making for AN IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY with a POTENTIAL 6% YIELD.

The accommodation comprises ENTRANCE HALL, KITCHEN and LOUNGE/DINER on the ground floor with TWO BEDROOMS and a BATHROOM on the first floor. The property is GAS-CENTRALLY HEATED and DOUBLE GLAZED.

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.



A front aspect upvc door leads into;

## ENTRANCE HALL

Radiator, thermostat controls, door leads to the lounge/diner to the rear, opens into the kitchen at the front of the property;

## KITCHEN

8'00 x 7'03 (2.44m x 2.21m)

Matching fitted wall and base level units with laminate worktops and tiled splash-backs, integral stainless steel sink unit with drainer, integral electric oven with gas hob above, space and plumbing for a washing machine and fridge/freezer. Wall mounted gas-fired combi boiler, front aspect window.

## LOUNGE/DINER

15'05 x 11'10 (4.70m x 3.61m)

Radiators, tv point, sliding patio door leads out to the garden, stairs to the first floor landing.

## LANDING

Loft access, side aspect window, doors lead off to the two bedrooms and bathroom.

## BEDROOM ONE

11'04 x 8'07 (3.45m x 2.62m)

Built in cupboard, radiator, rear aspect window with far reaching views towards the Forest and Welsh Mountains in the distance.

## BEDROOM TWO

11'04 x 6'08 (3.45m x 2.03m)

Radiator, front aspect window.

## BATHROOM

8'00 x 4'10 (2.44m x 1.47m)

Coloured three piece suite comprising a bath with electric shower over, low level w.c and pedestal washbasin. Radiator, obscured front aspect window.

## OUTSIDE

To the front of the property is a mostly gravelled garden with shrubs and low picket fence surround. A path leads to the front door with canopy porch, and to the side of the property providing convenient access to the rear garden. The south-facing rear garden is mostly laid to lawn with a small patio, shrubs and bushes. There are three timber frame sheds. There are also two block paved parking spaces situated to the side of the property.

## 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. Upon reaching the triangle in the town centre, proceed past, turning left onto Heywood Road. Continue along and then turn right in to Westfield Road and then immediately left in to Westfield Court where the property can be found after a short distance on the right.

## SERVICES

Mains water and drainage, electric, 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

## LOCAL AUTHORITY

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

## TENURE

Freehold

## VIEWINGS

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)