



136 Valley Road  
Cinderford GL14 3HQ



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 136 Valley Road

## Cinderford GL14 3HQ

Guide Price £439,950

**We are thrilled to offer for sale this CHARMING FOUR DOUBLE BEDROOM SEMI-DETACHED PERIOD PROPERTY DATING BACK TO 1850 OFFERING 1,732SQ.FT OF ACCOMMODATION IDEAL FOR A LARGE FAMILY and being set in an ELEVATED POSITION IN OVER 0.27 ACRE OF GARDENS AND GROUNDS. This wonderful home boasts many CHARACTER FEATURES INCLUDING BEAMED CEILINGS and a FIREPLACE in the living room, AMPLE PARKING FOR THREE/FOUR VEHICLES and VIEWS TOWARDS LINEAR PARK.**

The accommodation comprises BOOT ROOM, KITCHEN, DINING ROOM, LIVING ROOM, UTILITY ROOM, GYM/OFFICE and CLOAKROOM on the ground floor with PRINCIPAL EN-SUITE BEDROOM, THREE FURTHER BEDROOMS and a FAMILY 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.





From the parking area, a rear aspect double glazed upvc door leads into;

### BOOT ROOM

Gas-fired Worcester combi boiler, flag stone floor, sash window, door leads into;

### KITCHEN

**16'08 x 10'05 (5.08m x 3.18m)**

Fully fitted wall and base level units with granite worktops and an inset Belfast style sink. Breakfast bar, integrated dishwasher, Rangemaster range cooker with five ring gas hob and space and plumbing for an American style fridge/freezer, flag stone flooring with underfloor heating, usb sockets, beamed ceiling. Archway opening through to the dining room, door leading to the inner hallway.

### DINING ROOM

**11'11 x 10'10 (3.63m x 3.30m)**

Situated adjacent to the kitchen, beamed ceiling, led spotlights, wood effect herringbone flooring with underfloor heating, French doors lead out to the garden. Door leads into the living room.

### INNER HALLWAY

Flag stone flooring with underfloor heating, stairs lead up to the first floor landing with spacious storage cupboard beneath, doors lead off to the kitchen, living room, utility room, gym/office and cloakroom. Front aspect French doors lead out to the garden.

### LIVING ROOM

**17'01 x 12'00 (5.21m x 3.66m)**

A bright and spacious room with attractive feature fireplace having an inset wood burning stove sat upon a stone hearth, beamed ceiling, sash window overlooking the garden and French doors lead out to the garden.







### UTILITY ROOM

**6'07 x 5'04 (2.01m x 1.63m)**

Fitted laminate worktop with space and plumbing below for a washing machine, tumble dryer and additional fridge or freezer. Wall mounted cupboards, tiled floor with underfloor heating, door to airing cupboard housing the pressurised hot water cylinder.

### GYM/OFFICE

**9'09 x 6'08 (2.97m x 2.03m)**

Ideal for multiple uses, underfloor heating, broadband internet point.

### CLOAKROOM

Low level w.c, pedestal washbasin with tiled splash-backs, tiled floor, obscured front aspect window.

### LANDING

Doors lead off to the four bedrooms and family bathroom.

### PRINCIPLE BEDROOM

**13'01 x 12'01 (3.99m x 3.68m)**

Wood flooring, radiators, heating controls, dual aspect sash windows flood the room with light and overlook the gardens towards Linear Park. Door into;

### ENSUITE SHOWER ROOM

Mains fed shower cubicle with tiled surround, low level w.c, pedestal washbasin, heated towel rail.

### BEDROOM TWO

**16'11 x 10'08 (5.16m x 3.25m)**

Radiator, two rear aspect skylights.

### BEDROOM THREE

**16'07 x 10'05 (5.05m x 3.18m)**

Radiator, two front aspect skylights.

### BEDROOM FOUR

**11'11 x 10'08 (3.63m x 3.25m)**

Currently utilised as a dressing room however also ideal for a double bedroom, radiator, loft access, side aspect sash window.





## **FAMILY BATHROOM**

**9'10 x 6'08 (3.00m x 2.03m)**

A modern four piece white suite comprising a deep clawfoot bath, mains fed shower cubicle, low level w.c and pedestal washbasin. Heated towel rail, tiled walls.

## **OUTSIDE**

To the rear of the property is a large parking area suitable for three/four vehicles, lawned gardens lie predominantly to the front and side aspects enjoying a great deal of privacy and sun. There is a feature, covered well, patio seating area, summer house and shed.

## **DIRECTIONS**

From Mitcheldean proceed along the A4136 in the direction of Coleford and Cinderford, turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed along here turning right just after the Gulf Petrol Station into Valley Road. Take the first exit at the mini roundabout continuing to follow Valley Road, pass the row of cottages on your left then take the left turn onto the track signalled by our for sale board and follow this to the end where the property can be found through the gates.

## **SERVICES**

Mains water, electricity, gas. Underfloor heating.

## **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- Metered

## **LOCAL AUTHORITY**

Council Tax Band: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.







## TENURE

Freehold

## VIEWING

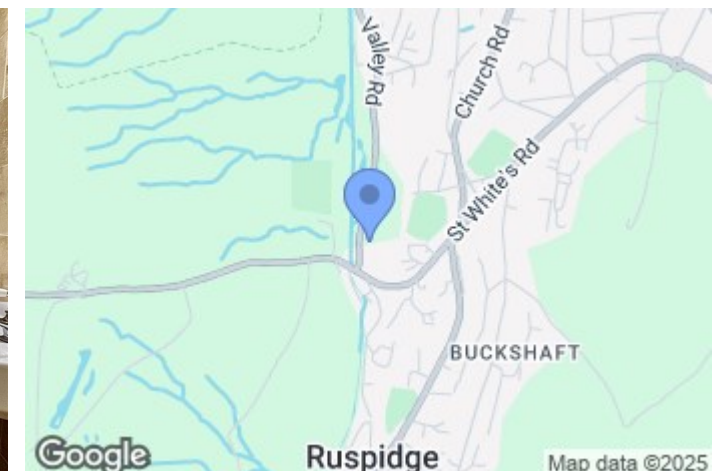
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

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

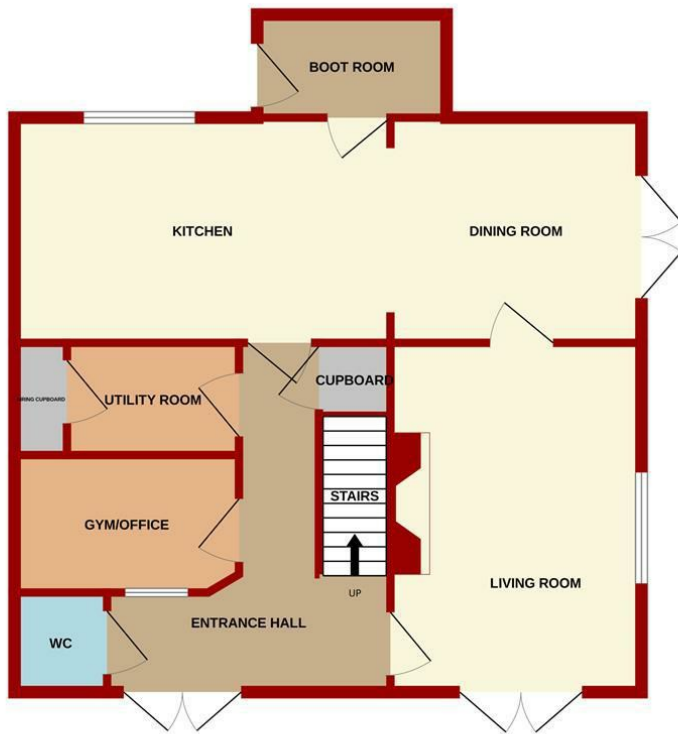
## MONEY LAUNDERING REGULATIONS

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)





GROUND FLOOR



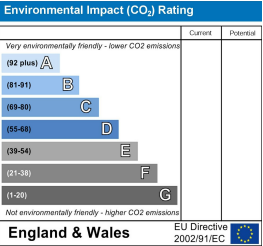
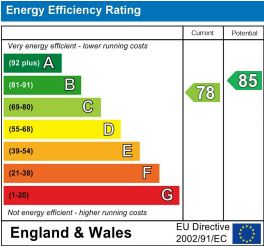
1ST FLOOR



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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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.







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