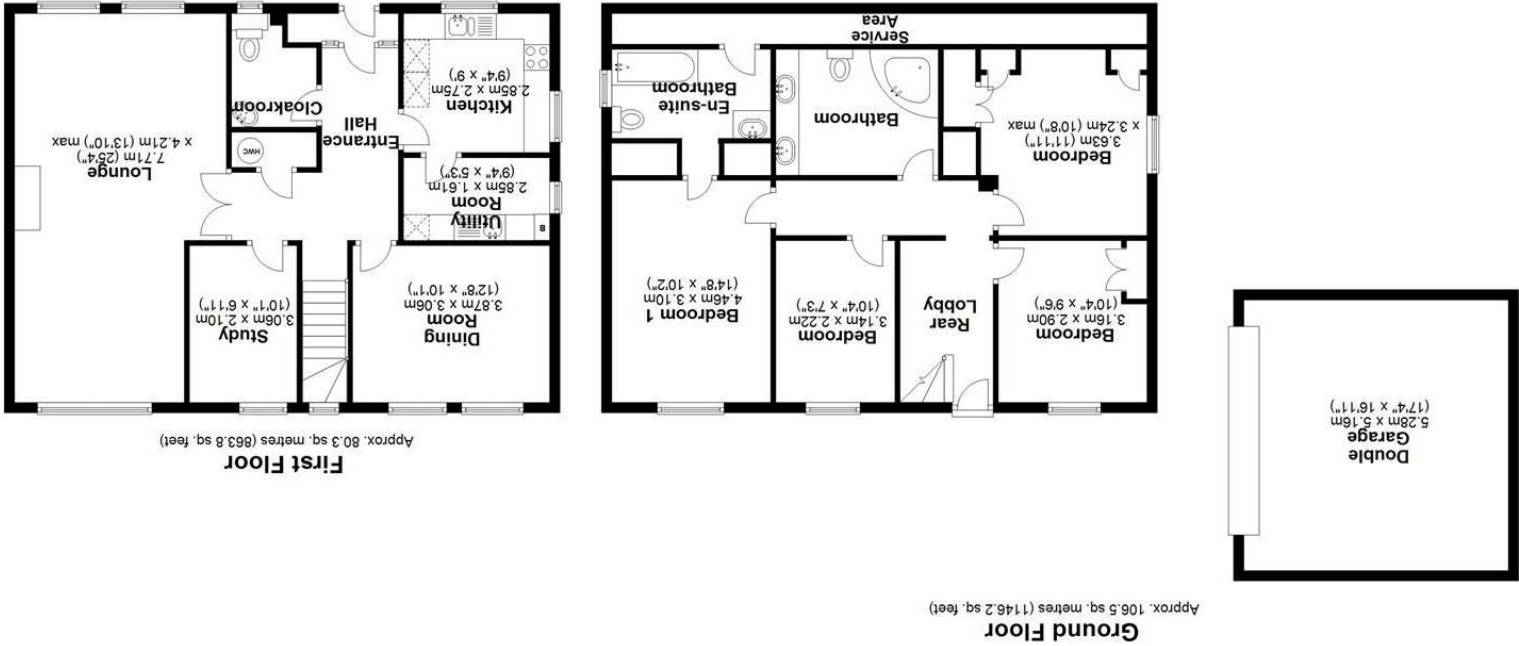
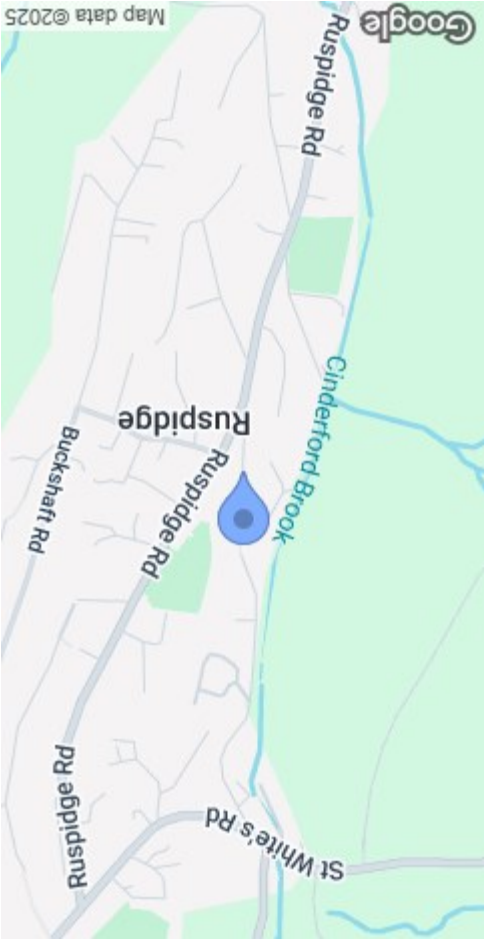


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating		Energy Efficiency Rating	
Current	Future	Current	Future
Very energy efficient - low running costs		Very energy efficient - low running costs	
A (93-100)		A (93-100)	
B (81-92)		B (81-92)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Not energy efficient - high running costs		Not energy efficient - high running costs	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very low/multisourceably friendly - lower CO ₂ emissions		Very low/multisourceably friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	
Not multisourceably friendly - higher CO ₂ emissions		Not multisourceably friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



1 Cullimore View
Cinderford GL14 3HP

Price Guide £325,000

1 Cullimore View is a well presented FOUR/FIVE BED SPLIT-LEVEL DETACHED PROPERTY situated in a SOUGHT AFTER LOCATION. Accommodation to the first floor comprises LIVING ROOM, DINING ROOM, KITCHEN, UTILITY, STUDY/BEDROOM and CLOAKROOM. To the ground floor is a MASTER BEDROOM WITH ENSUITE BATHROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM.

The property benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, ENSUITE TO MASTER BEDROOM, WORK FROM HOME SPACE, DETACHED DOUBLE GARAGE WITH POWER, OFF ROAD PARKING and PRIVATE GARDEN with WOODLAND VIEWS.

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 double glazed upvc door into a small porch, giving entry into:

ENTRANCE HALL

Radiator, power points, ornate coving, stairs leading to the ground floor, wall mounted thermostat controls, airing cupboard housing the hot water immersion cylinder, doors leading into:

CLOAKROOM

Low level wc, vanity hand basin with mixer tap over, tiled splashback, radiator, front aspect double glazed window.

KITCHEN

9'03 x 9'02 (2.82m x 2.79m)

Range of wall and base mounted units with rolled edge worktops, integrated double electric oven with separate four ring gas hob, integrated fridge/freezer, integrated dishwasher, one and a half bowl sink and drainer with mixer tap above, power points, part tiled walls, ceiling spot lights, radiator, double glazed front and side aspect windows. From the kitchen, door leads into:

UTILITY ROOM

9'04 x 5'04 (2.84m x 1.63m)

Base mounted units with a rolled edge worktop, integrated stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, radiator, power points, part tiled walls, side aspect window.

DINING ROOM

12'08 x 10'00 (3.86m x 3.05m)

Power points, radiator, ornate coving, two rear aspect windows with views towards woodlands.

LOUNGE

25'03 x 13'09 (7.70m x 4.19m)

Feature living flame gas fire, two radiators, power points, tv point, phone point, ornate coving, two windows to front aspect, window to rear aspect with views towards woodland.

STUDY/BEDROOM FIVE

10'3 x 6'08 (3.12m x 2.03m)

Power points, radiator, rear aspect window overlooking woodlands

From the entrance hall, stairs lead down to the first floor:

HALLWAY

Power points, radiator, storage cupboard, double glazed upvc rear aspect door giving access to the garden. Doors into:

BEDROOM 1

14'05 x 10'02 (4.39m x 3.10m)

Built in wardrobes, power points, radiator, rear aspect window overlooking the garden, door into:

ENSUITE

10'1 x 5'09 (3.07m x 1.75m)

Three piece suite including bath with mixer tap and shower attachment over, low level wc, vanity hand basin with mixer tap over, shaver light and power point, tiled walls, heated towel rail, side aspect window.

BEDROOM 2

10'03 x 9'07 (3.12m x 2.92m)

Built in wardrobes with additional storage, radiator, power point, rear aspect window overlooking the garden and woodland.

BEDROOM 3

11'10 x 10'06 (3.61m x 3.20m)

Built in wardrobes with additional storage, power points, radiator, side aspect window.

BEDROOM 4

10'03 x 7'02 (3.12m x 2.18m)

Built in wardrobe, power points, radiator, rear aspect window overlooking the garden and woodland.

FAMILY BATHROOM

9'11 x 7'09 (3.02m x 2.36m)

Corner bath with mixer tap above and shower attachment, low level wc, twin vanity hand basin unit, shaver light and power point, radiator, tiled walls.

OUTSIDE

To the front of the property is a block paved driveway suitable for parking approx. three vehicles. This in turn gives access to the detached double garage measuring approx. 17'3 x 17'0, opened via an electric up and over door and benefits power and lighting, above storage.

From the driveway, a wrought iron railing and steps lead down to the garden area laid to lawn with mature borders, outside security lighting, pathway continuing to the front door.

To the side of the property a wrought iron gate and metal steps lead down to the rear of the property. The rear garden is laid to lawn, mature bush and tree borders, enclosed by fencing surround, outside lighting and enjoying a view of the woodland.

SERVICES

Mains gas, meter electric, water and drainage.

WATER RATES

Severn Trent - rates to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold

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. Proceed towards the town centre taking the third turning right just after the Petrol Station into Valley Road, proceed along here taking the first exit at the mini roundabout and continue along until reaching the T junction. Turn left onto St Whites Road and proceed up the hill taking the third turning right into Ruspidge Road, continue along here turning right just after the shop and the property can be found after a short distance on the left hand side.

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).

