



**38 Woodside Street**  
**Cinderford GL14 2NS**

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# 38 Woodside Street

## Cinderford GL14 2NS

Guide Price £279,950

**We are excited to offer for sale this CHARMING LATE 19TH CENTURY THREE BEDROOM ATTACHED COTTAGE PRESENTED BEAUTIFULLY THROUGHOUT, and benefitting from TWO RECEPTION ROOMS having ORIGINAL FIREPLACES WITH WOOD BURNING STOVES, 100FT. MATURE ENCLOSED GARDEN with CABIN/OFFICE and DETACHED DOUBLE GARAGE. The property is CONVENIENTLY LOCATED JUST A SHORT WALK FROM CINDERFORD TOWN CENTRE.**

The accommodation comprises LOUNGE, DINING ROOM and KITCHEN on the ground floor, TWO BEDROOMS, BATHROOM and SEPARATE W.C on the first floor and a FURTHER BEDROOM in the loft. 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.





Front aspect upvc door leads into;

## LOUNGE

12'02 x 9'04 (3.71m x 2.84m)

A cosy and bright room with feature original fireplace having a wood burning stove sat on a stone hearth, radiator, front aspect window. Door into;

## DINING ROOM

12'03 x 12'00 (3.73m x 3.66m)

Feature original inglenook fireplace with inset wood burning stove sat on a stone hearth, radiator, stairs leading to the first floor, rear aspect window overlooking the garden, engineered oak flooring, leads into;

## KITCHEN

12'00 x 7'00 (3.66m x 2.13m)

Stylish Shaker style wall and base level units with wood block worktops, twin ceramic sink unit, space for a gas cooker, washing machine and fridge/freezer, integral slimline dishwasher, cupboard housing the gas-fired combi boiler, radiator, engineered oak flooring, side aspect window and door leading to the garden.

## LANDING

Radiator, stairs lead to the loft bedroom, doors leading off to bedrooms one, two, bathroom and separate w.c.

## BEDROOM ONE

12'04 x 9'04 (3.76m x 2.84m)

Radiator, exposed original floorboards, front aspect window.

## BEDROOM TWO

12'01 x 7'07 (3.68m x 2.31m)

Radiator, exposed original floorboards, rear aspect window overlooking the garden.

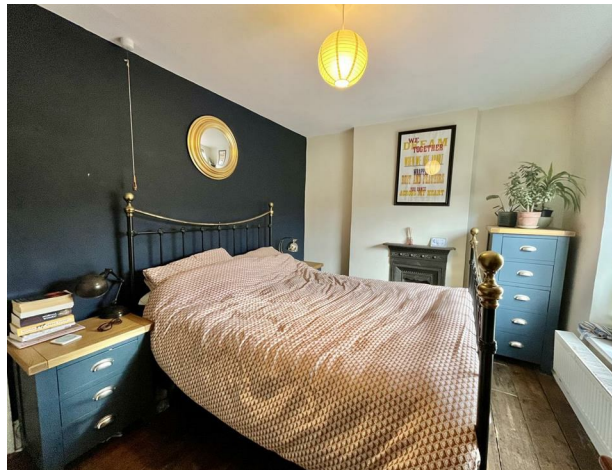
## BATHROOM

8'07 x 6'11 (2.62m x 2.11m)

Comprising a free-standing cast iron roll top bath, double width walk-in shower cubicle with mains fed rainfall shower, pedestal washbasin, radiator, partly tiled walls, obscured side aspect window.







## SEPARATE W.C

Low level w.c, washbasin, heated towel rail, obscured side aspect window.

## LOFT BEDROOM

13'05 x 11'11 (4.09m x 3.63m)

With some limited head height, radiator, exposed floorboards, rear aspect window overlooking the garden.

## DETACHED DOUBLE GARAGE

Internally sectioned into two separate single garages, Garage One 17'00x8'08 and Garage Two 16'00x8'09. Accessed via a pair of single up and over doors with power and lighting. To the rear is a workshop/store 17'00x5'05 with door and window to the garden.

## OUTSIDE

To the front of the property is an attractive planted garden with steps up and a path leading to the front entrance. To the side of the property, double gates and a wide path give access to the rear garden. Adjacent to the path is a detached double garage accessed via a pair of single up and over doors that has been sectioned into two separate areas, with an internal door connecting them and block paved parking in front. At the rear of the garage is a store room/workshop that can be accessed from either the garage or the garden.

The approx. 100ft. rear garden features a colourful variety of plants, shrubs and small trees including fruit trees as well as a patio seating area, further gravelled seating area with pergola, greenhouse and shed. A standout feature is the cabin/home office approx. 18'00x12'00 with power, lighting and wood burning stove.

## DIRECTIONS

From the Mitcheldean office, continue to the roundabout and take the second exit onto the A4136 signposted Cinderford and Coleford. Proceed over Plump Hill until you reach the Nailbridge traffic lights. Take the left turning to Cinderford and proceed to the town centre. At the mini roundabout, take the third exit into Woodside Street where the property can be found on the left hand side just after the Forest Road turning.

## SERVICES

Mains water, drainage, electricity, gas.  
No internet connected to the property. Gigaclear in road.





## 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

## 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)

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

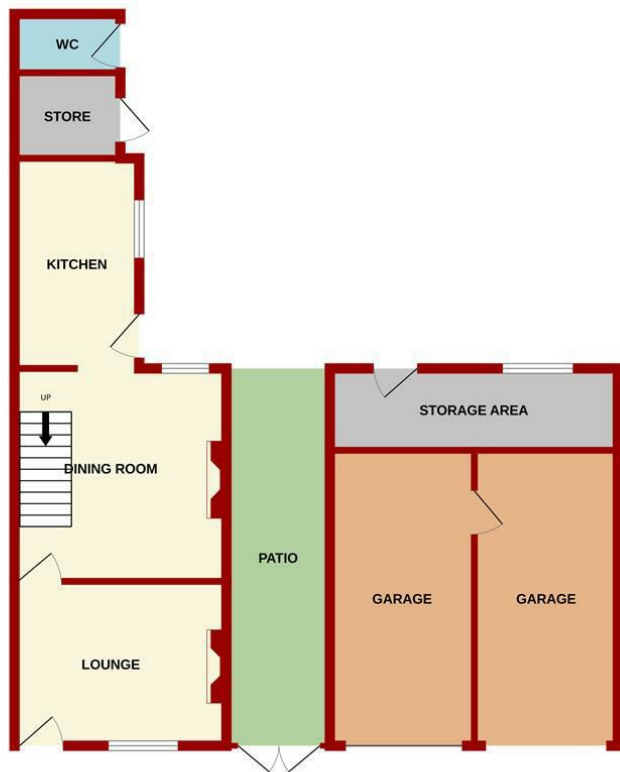




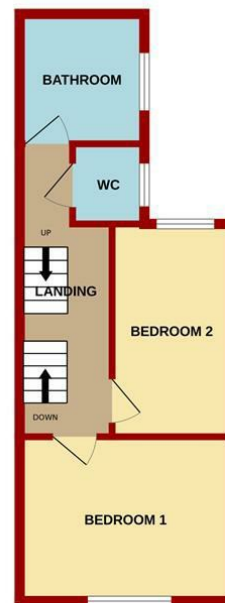




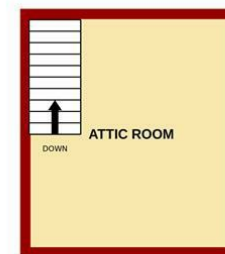
GROUND FLOOR



1ST FLOOR



2ND 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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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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