



Foundry House Foundry Road
Cinderford GL14 2JS



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £330,000

We are delighted to offer for sale this SPACIOUS AND WELL PRESENTED FOUR BEDROOM DETACHED IDEAL FAMILY HOME with 100FT. WEST-FACING REAR GARDEN and DRIVEWAY PARKING FOR UP TO FOUR VEHICLES. Foundry House was BUILT IN 2013 with the current owner enjoying the property since new and offers MODERN CONTEMPORARY LIVING with its LIGHT AND AIRY SPACES.

The ENTRANCE HALL leads to a handy DOWNSTAIRS W.C, FULLY FITTED KITCHEN/DINER and LIGHT FLOODED LIVING ROOM with FRENCH DOORS TO THE REAR GARDEN. On the first floor is the PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER GENEROUS SIZED BEDROOMS and the FAMILY BATHROOM, while to the second floor is a LARGE FOURTH BEDROOM with DRESSING AREA that could possibly be converted to an en-suite shower room.

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 14 miles (22.5 kms) east of the cathedral 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, pubs, 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 with pool, and a local market.

Cinderford is surrounded by beautiful woodlands, 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, the Dean Heritage Centre and the restored Dean Forest Railway.



A front aspect upvc door leads into;

ENTRANCE HALL

Porcelain tiled floor, radiator, stairs leading to the first floor landing, doors lead off to the downstairs w.c, living room and kitchen/diner.

DOWNSTAIRS W.C

Low level w.c, pedestal washbasin, radiator, tiled floor, obscured side aspect window.

KITCHEN/DINER

17'06 x 9'07 (5.33m x 2.92m)

Modern fully fitted wall and base level units with laminate worktops and tiled splash-backs, 1.5 bowl stainless steel sink unit with drainer, integrated electric oven, gas hob, extractor hood and dishwasher. Space for a fridge/freezer and washing machine. Tiled floor, radiator, front aspect window and side aspect upvc door.

LIVING ROOM

17'09 x 11'11 (5.41m x 3.63m)

Built in store cupboard, radiators, laminate wood effect flooring, rear aspect French doors and window lead out to the garden and offer superb views of the Forest and Welsh Mountains in the distance.

FIRST FLOOR LANDING

Obscured side aspect window, stairs lead up to the second floor, doors lead off to three bedrooms and the family bathroom.

PRINCIPLE BEDROOM

13'03 x 11'04 (4.04m x 3.45m)

Radiator, front aspect window, door leads into;

EN-SUITE SHOWER ROOM

Mains fed shower cubicle with tiled surround, low level w.c, pedestal washbasin, built in store cupboard, tiled floor.

BEDROOM THREE

11'10 x 11'04 (3.61m x 3.45m)

A double sized room with a radiator, rear aspect window with panoramic Forest views.





BEDROOM FOUR

8'07 x 7'10 (2.62m x 2.39m)

A good size single room with a built in store cupboard, radiator, laminate wood effect flooring, rear aspect window with Forest views.

FAMILY BATHROOM

7'03 x 6'03 (2.21m x 1.91m)

Comprising a bath with mains fed shower over and tiled surround, low level w.c, pedestal washbasin, heated towel rail, tiled floor, obscured front aspect window.

SECOND FLOOR LANDING

Obscured side aspect window, door leads into bedroom two.

BEDROOM TWO

18'01 x 14'07 (5.51m x 4.45m)

A large double size room with radiators, access to eaves storage, dressing area that could possibly be converted to an en-suite shower room, two rear aspect velux skylights with stunning Forest views.

PARKING

At the front of the property, a spacious tarmac driveway provides parking for four to five vehicles.

OUTSIDE

This area also features a well-maintained lawn, gravelled borders, and a striking monkey puzzle tree as a focal point.

The west-facing rear garden extends approximately 100 feet and offers an ideal setting for outdoor entertaining, complete with stunning views of the Forest. The garden is arranged over two gravelled levels: the upper level offers a high degree of privacy, while the lower level includes a versatile workshop/summer house. Additional features include a lawned area, a garden shed, and a separate potting shed.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning right at the traffic lights at Nailbridge signposted for Cinderford. Proceed along here passing the Gulf garage on the right-hand side and take the next turning right into Valley Road. Continue along Valley Road taking the left hand turn into Station Street. Follow the road up the hill and take the fourth right turn into Foundry Road where the property can be found after a short distance sat back on the right hand side.



SERVICES

Mains water, drainage, electricity, 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

LOCAL AUTHORITY

Council Tax Band: D

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.

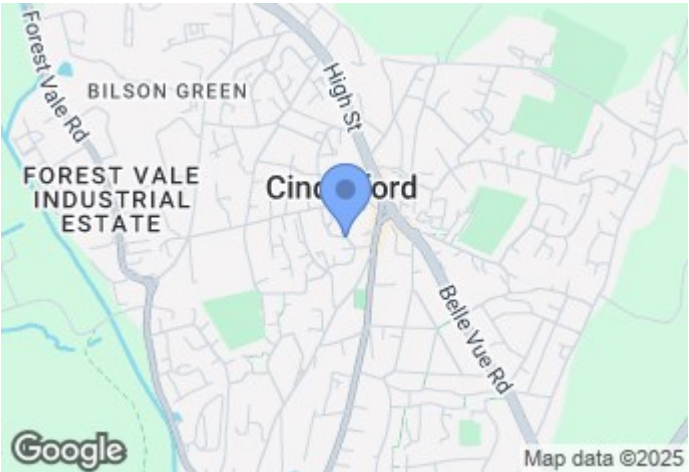
PROPERTY SURVEYS

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

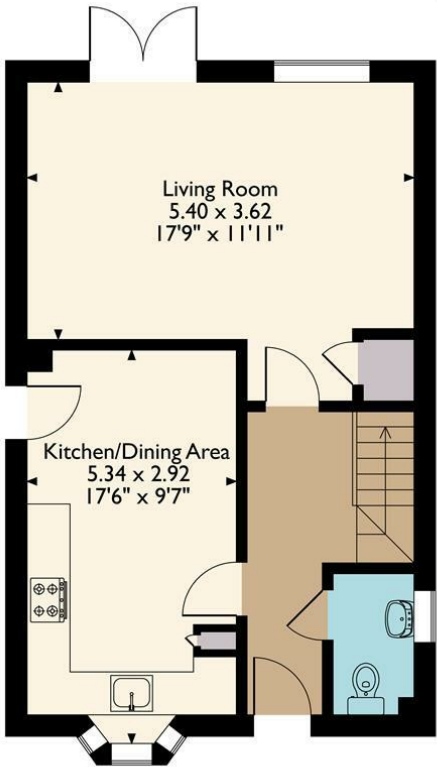
MONEY LAUNDERING REGULATIONS

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)

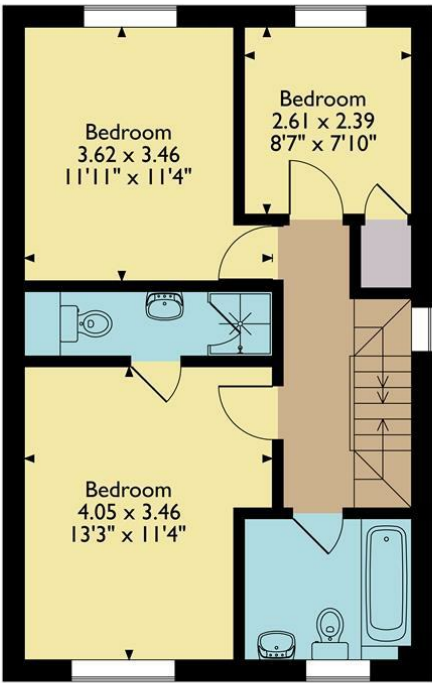




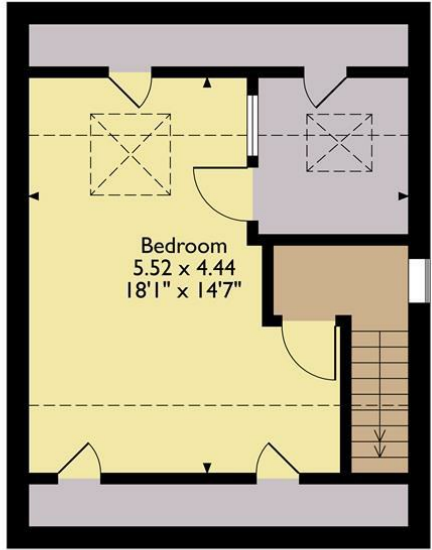
Foundry House, Foundry Road, Cinderford, Gloucestershire,
Approximate Gross Internal Area
116 Sq M/1249 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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





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