



St Stephen's Lodge, 27 Belle Vue Road
Cinderford GL14 2AA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£315,000

STEVE GOOCH ESTATE AGENTS ARE DELIGHTED TO OFFER FOR SALE THIS THREE BEDROOM PERIOD SEMI-DETACHED PROPERTY, DATING BACK TO CIRCA 1870 and ARRANGED OVER THREE FLOORS. OFFERED WITH NO ONWARD CHAIN, the home boasts USEFUL CELLAR ROOMS, a CARPORT WITH DRIVEWAY PARKING FOR SEVERAL VEHICLES, ENCLOSED LANDSCAPED GARDENS and IDEALLY POSITIONED JUST A SHORT WALK FROM LOCAL AMENITIES

Comprising of ENTRANCE PORCH, ENTRANCE HALL, DINING ROOM, LOUNGE, UTILITY, KITCHEN AND SUNROOM. To the first floor THREE BEDROOMS and FAMILY BATHROOM. The basement level has FOUR CELLAR ROOMS and HALLWAY.

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.



Two brick pillars with stone tops lead through a pair of wrought iron gates giving access to block paved driveway potentially suitable for up to several vehicles. Outside light, woodgrain UPVC double glazed panel door gives access to:

ENTRANCE PORCH

Wall light, power points, timber window ledges, side aspect double glazed window, door gives access to:

CLOAKROOM

White suite with close coupled W.C, wall mounted wash hand basin, fully tiled walls, wall light, wall mounted electric heater and rear aspect window.

ENTRANCE HALL

High ceiling hall with light, dado rail, power points, two radiators, telephone point, stairs leading to the first floor. Door leads into:

DINING ROOM

11'10" x 12'2" narrowing to 10'6" (3.61m x 3.71m narrowing to 3.20m)

Ceiling light, picture rail, fireplace with wooden surround, tiled mantle and hearth, capped off gas point, alcoves to either side, power points, single radiator, front and side aspect windows.

UTILITY ROOM

8'3" x 7'8" (2.51m x 2.34m)

Ceiling light, chimney breast with wood effect panel at lower level, small alcove, storage cupboard, space and plumbing for washing machine and tumble dryer. Power points, single radiator, rear aspect window to garden.

LOUNGE

14'9" to bay window, 14'6" narrowing to 12'11" (4.50m to bay window, 4.42m narrowing to 3.94m)

Ceiling light, picture rail, bay window with timber window ledges, power points double radiator, feature fireplace with timber surround, capped off gas point, tiled mantle and timber hearth, wall lights, front aspect window overlooking front garden and views towards St Stephen's church.

SUNROOM

9'7" x 5'11" (2.92m x 1.80m)

Of wood grain UPVC construction with polycarbonate roof, wall light, double radiator, TV and power points, with views over the garden.





KITCHEN

11'5" x 12'3" (3.48m x 3.73m)

Coving, ceiling light, one and a half bowl single drainer sink unit with mixer tap, rolled edge worktops, range of base and wall mounted units. Space for Range-style cooker, integrated fridge with larder cupboard beneath, living flame gas fire, alcove storage cupboards, space and plumbing for dishwasher, cupboard with access to central heating controls, power points, half tiled walls, rear aspect window looking towards rear garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO FIRST FLOOR with a small half landing, single radiator and rear aspect window.

LANDING

Access to roof space, ceiling light, mains wired smoke alarm, double radiator, power point, dado rail.

BEDROOM ONE

14'6" narrowing to 12'11" x 12'2" (4.42m narrowing to 3.94m x 3.71m)

Ceiling light, wall lights, power and telephone points, built-in double wardrobe with overhead cupboards, included chest of drawers, dressing table, three double wardrobes, built in headboard surround, timber window ledges, two front aspect windows.

BEDROOM TWO

11'10" x 12'2" narrowing to 10'7" (3.61m x 3.71m narrowing to 3.23m)

Ceiling light, large built-in wardrobe with hanging rail and shelving space, bedside table, power points, wall light, front and side aspect window.

BEDROOM THREE

12'5" x 8'11" (3.78m x 2.72m)

Ceiling light, range of built-in bedroom furniture, power points, rear aspect window with far reaching views towards the Welsh Mountains.

FAMILY BATHROOM

12'4" x 7'11" (3.76m x 2.41m)

Comprising white suite with close coupled W>C, side panelled bath with mixer tap, pedestal wash hand basin, shower cubicle with mains fed shower with wet board splash back, rest of bathroom has half tiled walls, wall mounted electric heater, heated towel radiator, large storage cupboards, airing cupboard housing hot water cylinder with slatted shelving space, rear aspect window.

FROM THE GROUND FLOOR, ENCLOSED STAIRWAY LEAD DOWN TO THE BASEMENT INNER HALLWAY with ceiling light, rear aspect door opens onto rear garden.

CELLAR ROOM ONE

11'8" x 11'3" (3.56m x 3.43m)

With lighting and access into store area. Doors leads into:

CELLAR ROOM TWO

7'11" x 6'9" (2.41m x 1.83m/2.74m)

Power and lighting rear aspect window.

CELLAR ROOM THREE

11'3" x 8'9" (3.43m x 2.67m)

Power and lighting, evidence of historical range stove, tiled raised plinth, single bowl sink and drainer, with cupboards beneath, rear aspect window. Opening into:

CELLAR ROOM FOUR

13'11" x 11'3" (4.24m x 3.43m)

Ceiling light, power points, electrical consumer unit and meter.

FRONT GARDEN

Enclosed with wall surround and laid to lawn with flower borders. Block paved driveway and pathway leads to the rear of the property.

GARAGE

Single garage accessed by up and over door with car port to the side.

REAR GARDEN

This beautifully enclosed garden benefits from a walled surround leading through to a vegetable and soft fruit area. The lawn stretches out beside a decorative pond and eye-catching rockery water feature. Borders contain a variety of plants and shrubs, creating year-round interest. A ready hardstanding offers the ideal spot for a greenhouse.

SERVICES

Mains electricity, gas, water and drainage

WATER RATES

Severn Trent water authority - Rate TBC

LOCAL AUTHORITY

Council Tax Band: B

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

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.





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)

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.

DIRECTIONS

From the Mitcheldean office proceed to the mini-roundabout turning right onto A4136, continue over Plump Hill, upon reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Continue through the town centre, on reaching the roundabout proceed straight over onto Bell Vue Road, continue for approximately 150 yards where the property can be found on the right hand side.



BASEMENT



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			76
			52

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



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