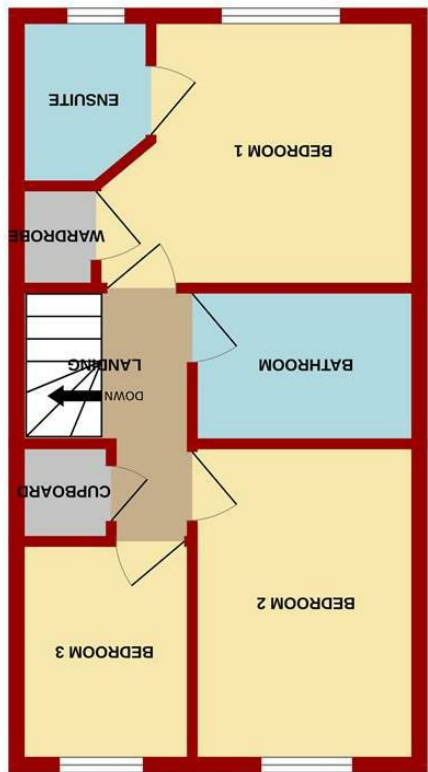
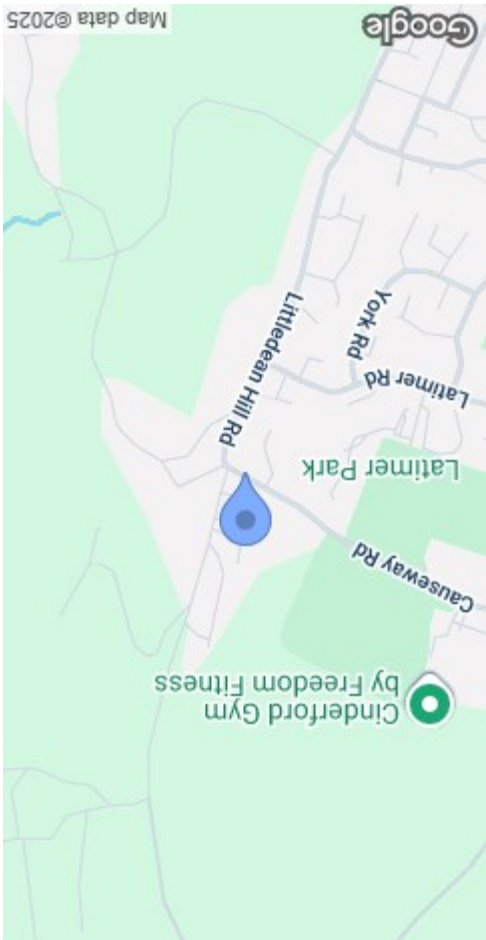
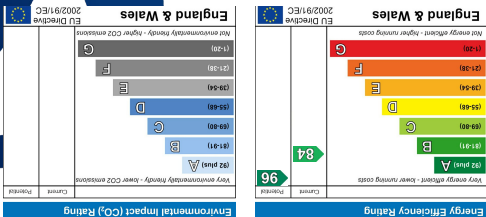
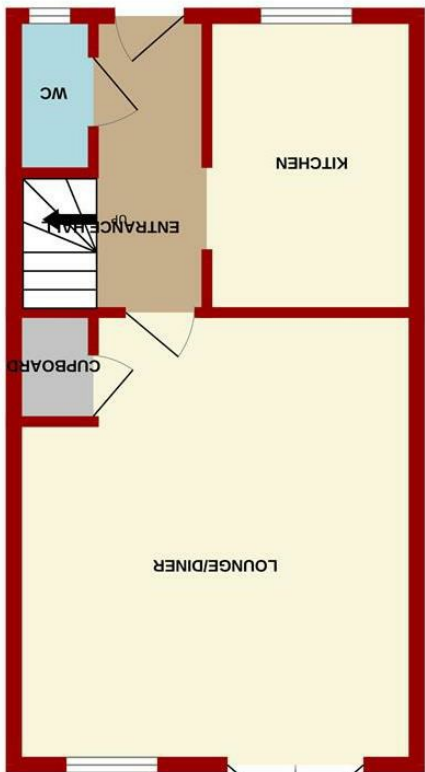


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



1ST FLOOR



GROUND FLOOR



£250,000

A BEAUTIFULLY PRESENTED THREE BEDROOM, TWO BATHROOM MID-TERRACE PROPERTY BUILT IN 2016 OFFERING SPACIOUS WELL EQUIPPED ACCOMMODATION that includes an EN-SUITE MASTER BEDROOM, FULLY FITTED KITCHEN and DOWNSTAIRS W.C, as well as benefiting from an ENCLOSED GARDEN and TWO ALLOCATED PARKING SPACES, making for an IDEAL FIRST TIME BUY OR FAMILY HOME. This wonderful home is LOCATED JUST OFF LITTLEDEAN HILL ROAD being one of THE MOST SOUGHT AFTER AREAS IN THE TOWN OF CINDERFORD, with COUNTRYSIDE WALKS AND AMENITIES ALL WITHIN EASY REACH.

The accommodation briefly comprises ENTRANCE HALL, W.C, KITCHEN and LOUNGE/DINER on the ground floor with EN-SUITE MASTER BEDROOM, TWO FURTHER BEDROOMS and a BATHROOM on the first floor. The property is FULLY DOUBLE GLAZED and GAS CENTRALLY HEATED.

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 door leads into;

ENTRANCE HALL

Radiator, oak flooring, stairs lead to the first floor landing, doors lead to the downstairs w.c, kitchen and lounge/diner.

W.C

Comprising a low level w.c, pedestal washbasin, radiator, tiled floor, front aspect obscured window.

KITCHEN

10'09 x 7'07 (3.28m x 2.31m)

Fully fitted high gloss wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer. Integral appliances include an electric oven with gas hob and extractor hood over, fridge/freezer. Space and plumbing for a washing machine and dishwasher. Tiled floor, radiator, front aspect window.

LOUNGE/DINER

16'05 x 14'10 (5.00m x 4.52m)

Understairs storage cupboard, fitted bookcase and dining seating, radiators, rear aspect French doors to the garden, rear aspect window.

LANDING

Airing cupboard housing the gas-fired combi boiler, access to loft space, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

9'10 x 9'10 (3.00m x 3.00m)

Built in storage cupboard, radiator, front aspect window with far reaching views, door into;

EN-SUITE SHOWER ROOM

Shower cubicle with tiled surround, low level w.c, wash basin, heated towel rail, tiled floor, obscured front aspect window.

BEDROOM TWO

11'08 x 8'03 (3.56m x 2.51m)

Radiator, rear aspect window with views over the River Severn.

BEDROOM THREE

8'01 x 6'03 (2.46m x 1.91m)

Radiator, rear aspect window with views over the River Severn.

BATHROOM

8'03 x 5'08 (2.51m x 1.73m)

Bath with shower over, low level w.c, pedestal washbasin, heated towel rail, shaver point, tiled floor.

PARKING

A gate from the garden leads to the parking area at the rear, the property enjoys two allocated spaces.

OUTSIDE

To the front of the property is a low maintenance garden with gravelled borders, path leads to the front door.

The enclosed rear garden is laid to Astroturf with mature shrub borders, summer house. There is a communal gated bin store area, a monthly service charge for the maintenance and upkeep of public areas of the small development is also applicable.

DIRECTIONS

From Cinderford town centre, follow the road south-east going straight over at the mini roundabout into Belle Vue Road. At the top of the hill, turn left into Littledean Hill Road and follow the road to the end, then bear left onto Causeway Road. Take the first left into Forest Rise where the property can be found immediately on the left.

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: 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)

