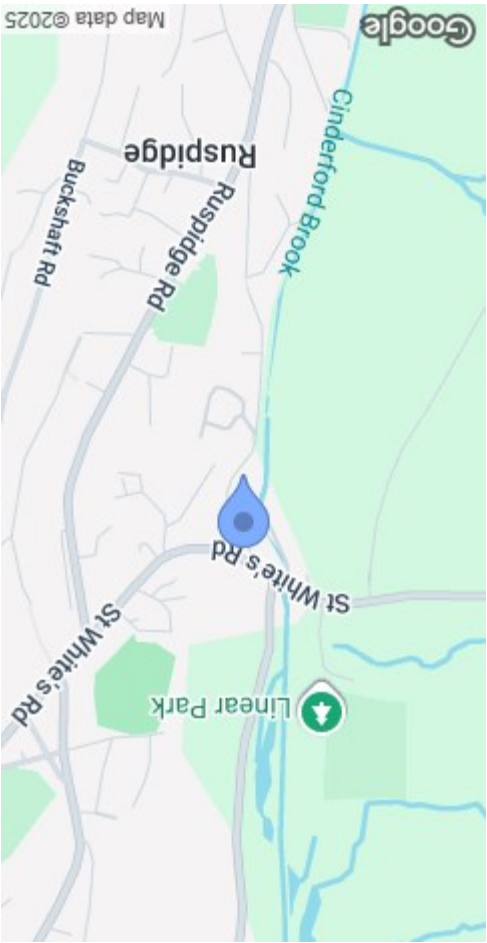


Energy Efficiency Rating	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)
Energy Efficient (A)	81-91	Energy Efficient (A)	81-91	Energy Efficient (A)
Decent (B)	69-80	Decent (B)	69-80	Decent (B)
Needs Improvement (C)	55-68	Needs Improvement (C)	55-68	Needs Improvement (C)
Poor (D)	45-54	Poor (D)	45-54	Poor (D)
Very Poor (E)	35-44	Very Poor (E)	35-44	Very Poor (E)
Very Poor (F)	25-34	Very Poor (F)	25-34	Very Poor (F)
Very Poor (G)	1-24	Very Poor (G)	1-24	Very Poor (G)
Environmental Impact (CO ₂) Rating	Current	Targeted	Current	Targeted

The floor plan shows a rectangular layout with a central landing area. The landing contains a staircase with a downward arrow and is labeled 'LANDING' and 'DOWN'. To the left of the landing are two bedrooms, labeled 'BEDROOM 4' (top) and 'BEDROOM 3' (bottom). To the right of the landing is a large bedroom labeled 'BEDROOM 2'. Further to the right is another large bedroom labeled 'BEDROOM 1'. At the top right, there is a bathroom labeled 'BATHROOM' and a small room labeled 'CLOSET'. The entire plan is enclosed in a red border.

The floor plan shows a rectangular layout with a red border. On the left is a large orange-shaded area labeled 'GARAGE'. To its right is a large yellow-shaded area labeled 'LOUNGE'. Further right is a yellow-shaded area labeled 'DINING ROOM'. To the right of the dining room is a yellow-shaded area labeled 'KITCHEN/BREAKFAST ROOM'. At the bottom center is a brown-shaded area labeled 'REAR HALL'. To the right of the rear hall is a blue-shaded area labeled 'BATHROOM'. At the far right is a small yellow-shaded area labeled 'PORCH'. A staircase is located between the lounge and dining room, with an arrow pointing up. A door is shown between the lounge and the rear hall. Another door is shown between the dining room and the kitchen/breakfast room. A door is also shown between the kitchen/breakfast room and the porch. A door is shown between the rear hall and the bathroom.

GROUND FLOOR



STEVE GOOCH
ESTATE AGENTS | EST 1985

£415,000

Steve Gooch Estate Agents are delighted to offer for sale this FOUR-BEDROOM DETACHED FOREST PROPERTY, beautifully positioned BACKING ONTO WOODLAND. The home benefits from GAS CENTRAL HEATING, A GARAGE/WORKSHOP, OFF-ROAD PARKING, and LARGE ENCLOSED GARDENS APPROACHING ONE-FIFTH OF AN ACRE. The property is OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

The property comprises of ENTRANCE PORCH, REAR HALL, KITCHEN/BREAKFAST ROOM, DINING ROOM, SEPARATE LOUNGE and DOWNSTAIRS CLOAKROOM/SHOWER ROOM to the ground floor with FOUR BEDROOMS and FAMILY BATHROOM to the first floor.

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.



The property is accessed via a upvc door with obscure glazed panel to side. This leds into the:

ENTRANCE HALL

Single radiator, tiled flooring, wall light points, side aspect steel crittal window, doors giving access into:

CLOAKROOM/SHOWER ROOM

White suite with close coupled w.c, vanity wash hand basin with cupboard underneath and monobloc mixer tap over, shower cubicle with mains fed shower and wet board surround, wall light, extractor fan, chrome heated towel radiator,tiled flooring, side aspect steel crittal obscure window.

KITCHEN/BREAKFAST ROOM

18'05 x 12'01 (5.61m x 3.68m)

One and a half bowl, single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, tiled flooring, power points, under counter space for fridge and washing machine, former fireplace housing the range cooker, ceiling lights, coving, central heating timer and thermostat controls, double radiator, rear aspect sealed unit double glazed window overlooking the rear garden with views towards forest and woodland, side aspect sealed unit double glazed window overlooking the front garden, wooden panel door gives access into:

REAR HALLWAY

12'04 x 4'05 (3.76m x 1.35m)

Stairs leading to the first floor, ceiling light, coving, dado rail, double radiator, power points, flagstone flooring, solid timber door with glazed panel above leading into the garden, rear aspect single glazed sash window with views overlooking the garden and towards forest and woodland, doors giving access into:

DINING ROOM

13'06 x 12'09 (4.11m x 3.89m)

Lovely stone fireplace with large stone lintel and hearth, alcoves to either side, ceiling light, double radiator, power point, tv point, exposed timber floorboards, front aspect sash window overlooking the front garden.

LOUNGE

18'04 x 12'04 (5.59m x 3.76m)

Stone fireplace with inset woodburning stove, feature exposed stone wall, alcoves to either side, ceiling light, coving, dado rail, wall light points, power points, two double radiators, tv point, dimmer switches, front aspect sash window overlooking the front garden, rear aspect sash window overlooking the rear garden with views towards forest and woodland.

From the rear hall, stairs lead up to the first floor:

LANDING

Access to roof space, exposed ceiling timber, two ceiling lights, mains wired smoke alarm system, dado rail, double radiator, power point, front aspect single glazed window.

The landing continues with further ceiling lights, access to roof space, mains wired smoke alarm system, dado rail, front aspect sash window and sealed unit window overlooking the front garden, wooden panel door giving access into:

BEDROOM ONE

12'05 x 12'06 (3.78m x 3.81m)

Ceiling light, single radiator, power points, tv point, side aspect sealed unit double glazed window with views towards forest and woodland.

BATHROOM

White suite with modern bath, wooden side panel, mixer tap fitted over, mains fed shower with conventional and drencher head, folding shower screen, tiled walls, vanity wash hand basin with monobloc mixer tap over, close coupled w.c, wall mounted chrome heated towel radiator, inset ceiling spots, door to storage cupboard with slatted shelving space, extractor fan, side aspect sealed unit obscure double glazed window.

BEDROOM TWO

15'01 x 10'09 narrowing to 8'07 (4.60m x 3.28m narrowing to 2.62m)

Ceiling light, lazyboy light switch, inset ceiling spots, power points, telephone point, double radiator, rear aspect single glazed sash window with views towards forest and woodland.

BEDROOM THREE

9'10 x 8'07 (3.00m x 2.62m)

Ceiling light, double radiator, power points, rear aspect sash window overlooking the rear garden and towards forest and woodland.

BEDROOM FOUR

9'00 x 9'05 (2.74m x 2.87m)

Ceiling light, power points, double radiator, front aspect sash window.

OUTSIDE

The property is approached via a wrought iron gate set into a walled boundary, opening onto a front garden laid to shrubs, bushes, and flower borders. A gravel pathway

through the garden leads down to a gated driveway. Additional features include outside lighting.

Gated access opens into the generous rear garden, which is mainly laid to lawn with well-stocked flower borders, mature shrubs, and a feature tree. The garden backs directly onto forest and woodland, creating a private outlook. Further benefits include outside lighting, an outside tap, a patio seating area, and outside power points.

AGENTS NOTE

There is a culvert located under the rear garden. The vendor has informed us of work required to the roof estimated at circa £10,000. The roof is water tight.

GARAGE & PARKING

14'07 x 12'03 (4.45m x 3.73m)

Driveway is suitable for parking two vehicles. This leads to a garage accessed via a single up & over door to the front, with personal door and window to rear, power and lighting.

SERVICES

Mains water, drainage, electricity, gas.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed along here turning right just after the Petrol Station into Valley Road, continue along proceeding straight over the mini roundabout continuing along to the t junction with St Whites Road. Turn left here and then immediately right onto Railway Road where the property can be found half way along on the right hand side.

WATER RATES

Severn Trent Water Authority

LOCAL AUTHORITY

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

TENURE

Freehold

VIEWINGS

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.

