



90 Woodside Avenue  
Cinderford GL14 2DP



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 90 Woodside Avenue

## Cinderford GL14 2DP

Offers Over £300,000

**Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC LOCATION WITH LOVELY FAR REACHING VIEWS and benefiting from STUNNING KITCHEN & BATHROOM SUITES, PARKING SUITABLE FOR FOUR/FIVE VEHICLES, GARAGE and ENCLOSED REAR GARDEN.**

The property comprises of DINING HALL, INNER HALLWAY, LOUNGE, KITCHEN, REAR HALL and CLOAKROOM to the ground floor, with THREE 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 approached via a concrete pathway with steps leading up to the front door, which sits beneath a canopy porch. The front door is of Weathershield composite construction with inset double-glazed panels. This opens into the:

### **DINING HALL**

**18'02 x 5'11 (5.54m x 1.80m)**

Two ceiling lights, power points, laminate flooring, two front and one side aspect upvc double glazed window overlooking the driveway and parking area with far reaching views over forest and woodland, opening into:

### **LOUNGE**

**18'10 x 10'10 (5.74m x 3.30m)**

Inset ceiling spots, feature media wall, space for large screen tv, integrated electric fireplace, power points, two single radiators, continuation of the wood laminate flooring, rear aspect upvc double glazed window overlooking the rear garden, solid oak door gives access to the inner hallway.

### **INNER HALLWAY**

**7'07 x 6'10 (2.31m x 2.08m)**

Stairs leading to the first floor, understairs storage area, Nest thermostat, solid oak door with glazed panels inset giving access into:

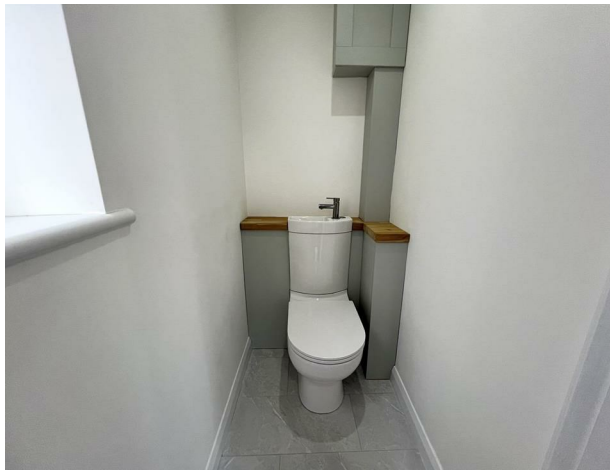
### **KITCHEN**

**12'04 x 10'10 (3.76m x 3.30m)**

Single bowl, single bowl drainer sink unit with monobloc mixer tap over, solid woodblock worktops, matching upstands and window ledges, range of base units, tall unit housing the Neff double ovens, island unit with pop-up extractor, four-ring induction hob, inset ceiling spots, plumbing and space for automatic washing machine, integrated dishwasher, rear aspect upvc double glazed window overlooking the rear garden, front aspect upvc double glazed window overlooking the parking area with views over forest and woodland, solid oak door with glazed panels inset giving access into:







## REAR HALL

Inset ceiling spots, gas meter, laminate flooring, side aspect upvc double glazed window, rear aspect upvc double glazed door giving access to the garden and patio area, solid oak door giving access into:

## CLOAKROOM

White suite, close coupled w.c with small wash hand basin and monobloc mixer tap to top, inset ceiling spots, built-in cupboard, continuation of the laminate flooring, side aspect obscure double glazed window.

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

## LANDING

Access to roof space, ceiling light, solid oak door to airing cupboard housing the gas fired central heating and domestic hot water boiler, slatted shelving space, solid oak doors giving access into:

## BEDROOM ONE

**15'00 x 9'09 (4.57m x 2.97m)**

Inset ceiling spots, large single radiator, power points, solid oak door giving access to over stairs storage cupboard/wardrobe with hanging and shelving space, two front aspect upvc double glazed windows with far reaching views over forest, woodland and the Welsh mountains in the distance.

## BEDROOM TWO

**10'00 x 8'09 (3.05m x 2.67m)**

Ceiling light, double radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

## BEDROOM THREE

**10'08 x 8'04 (3.25m x 2.54m)**

Directional ceiling spots, power points, double radiator, front aspect upvc window overlooking the front garden, parking and driveway area with views over forest and woodland.

## FAMILY BATHROOM

**7'09 x 5'05 (2.36m x 1.65m)**

White suite with P shaped bath, mains fed shower over, conventional and drencher head, shower screen, concealed cistern w.c, vanity wash hand basin with drawers beneath, monobloc mixer tap over, fully tiled walls and flooring, chrome heated towel radiator, inset ceiling spots, extractor fan.





## **GARAGE & OFF ROAD PARKING**

A large gravelled driveway area suitable for parking four/five vehicles. Garage is accessed via an up & over roller door with personal door to rear, power and lighting.

## **OUTSIDE**

The front garden is partially enclosed by walling surrounds with outside tap, outside lighting, upvc fascias and guttering.

The rear garden benefits from paved patio seating area, dwarf wall with paved coping stones, lawned area, outside tap, continuation of the upvc fascias and guttering, access to the garage via a upvc personal door.

## **DIRECTIONS**

From our office Mitcheldean proceed to the mini roundabout turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights turn left, signposted to Cinderford. Proceed up through the town centre and at the mini roundabout turn right onto Woodside Street. Follow this road along taking the third turning left into Woodside Avenue. Continue along, filtering right, where the property can be found on the left hand side.

## **SERVICES**

Mains water, electricity, drainage, 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







## LOCAL AUTHORITY

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

## TENURE

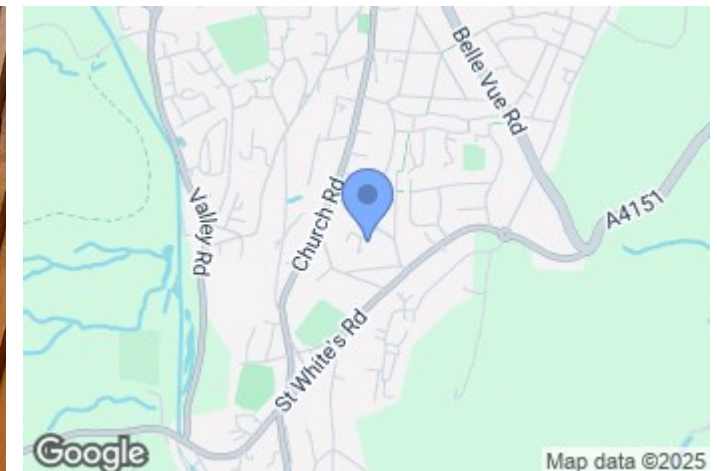
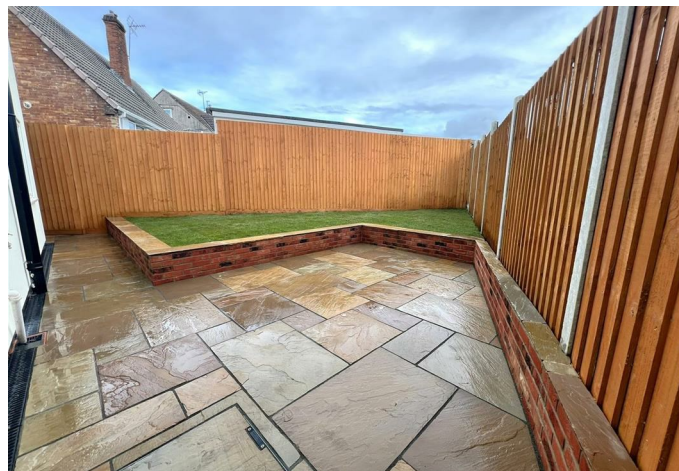
Freehold.

## 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



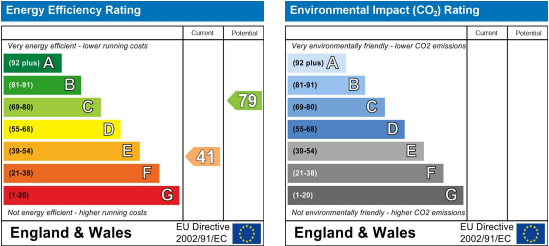
1ST FLOOR



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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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.







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