



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.

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 or omission or mis-statement. This plan is 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	Target
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	
Energy efficient		B	
Decent		C	
Below average		D	
Poor		E	
Very poor		F	
Unacceptable - high running costs		G	
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Guide Price £260,000

A MODERN AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY LOCATED IN A POPULAR DEVELOPMENT on the edge of Cinderford, benefitting from a 15FT. LOUNGE/DINER, MASTER BEDROOM with EN-SUITE SHOWER ROOM, DRIVEWAY PARKING, DETACHED SINGLE GARAGE and LARGE ENCLOSED REAR GARDEN.

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 from the front aspect via a composite door leading into;

ENTRANCE HALL
Radiator, phone point, stairs lead to the first floor landing, doors lead off to the cloakroom, kitchen and lounge/diner.

CLOAKROOM
With close coupled w.c, pedestal washbasin with tiled splash-backs, radiator, extractor.

KITCHEN
11'00 x 8'01 (3.35m x 2.46m)
Comprising a range of modern fully fitted wall and base level units with laminate worktops and an inset stainless steel sink unit with drainer, built in electric oven and gas hob with extractor hood over and stainless steel splash-back, space and plumbing for a washing machine and fridge/freezer. Radiator, front aspect window.

LOUNGE/DINER
15'04 x 15'02 (4.67m x 4.62m)
A spacious room with large under stairs storage cupboard, radiators, French doors lead out to the rear garden, rear aspect window.

LANDING
With useful airing cupboard, loft access, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE
10'11 x 8'07 (3.33m x 2.62m)
With a built in mirrored double wardrobe, radiator, rear aspect window overlooking the garden, door leads into;

EN-SUITE SHOWER ROOM
Comprising a corner shower cubicle with electric shower and tiled surround, close coupled w.c, pedestal washbasin with tiled splash-backs, radiator, extractor.

BEDROOM TWO
9'11 x 8'07 (3.02m x 2.62m)
A double room with radiator, front aspect window.

BEDROOM THREE
7'04 x 6'04 (2.24m x 1.93m)
Radiator, rear aspect window overlooking the garden.

BATHROOM
6'04 x 6'02 (1.93m x 1.88m)
Modern white suite comprising a bath with tiled splash-backs, close coupled w.c, pedestal washbasin with tiled splash-backs, radiator, obscured front aspect window.

SINGLE GARAGE & PARKING
To the side of the property is driveway parking for two vehicles that leads to the detached single garage accessed via an up and over door.

To the front of the property, steps lead up to a canopied front entrance with outside tap. A gate leads to the rear garden.

The enclosed rear garden comprises areas laid to patio and lawn, with the space on offer being larger than typical for a property on this development.

DIRECTIONS
From the Mitcheldean Office, proceed down to the mini roundabout turning right onto the A4136, proceed along turning left at the traffic lights at Nailbridge signposted to Cinderford. Continue through the town centre and over the mini roundabout, proceed to the top of Belle Vue Road turning right into Abbots Road, follow the road to the end and to the mini roundabout and proceed straight over into Sneyd Wood Road, following the road around to the left, where the property can be found on the left hand side.

AGENTS NOTE
Maintenance charges payable for upkeep of the communal green spaces. Circa £202.38 per annum. Paid until June 2026

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.

TENURE
Freehold

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

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 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)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.