



STEVE GOOCH
ESTATE AGENTS | EST 1985



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Cinderford GL14 3HB



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Residential Sales | Residential Lettings | Auctions | Surveys



£140,000

EPC rating D

A Three Bedroom Mid-Terrace Period Property Located On The Outskirts Of Cinderford Close To Woodland And Linear Park That Makes For An Ideal Renovation Project. The Properties Accommodation Is Set Out Over Three Floors And Offers Good Space, There Is A Generous Size 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 10 miles (16 kilometres) east of the 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, 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, and a local market.

Cinderford is surrounded by beautiful woodland areas, 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, and the Dean Heritage Centre.

Front aspect upvc door into;

ENTRANCE HALL

Stairs to first floor and lower ground floor levels, doors lead to lounge, sitting room and utility.

SITTING ROOM 14'10 x 9'04 (4.52m x 2.84m)

Radiator, exposed floorboards, rear aspect sash window overlooking the garden.

LOUNGE 14'10 x 9'04 (4.52m x 2.84m)

Has been temporarily set up as a kitchen with fitted wall and base mounted units with laminate worktops, radiator, exposed floorboards, front aspect sash window.

UTILITY 5'11 x 5'10 (1.80m x 1.78m)

Fitted wall and base mounted units with laminate worktops, inset stainless steel sink with drainer, space for undercounter fridge or freezer, space and plumbing for a washing machine, rear aspect window.

LANDING

Loft hatch to loft space, doors lead to the three bedrooms and bathroom.

BEDROOM ONE 9'07 x 9'04 (2.92m x 2.84m)

Built in storage cupboards, radiator, front aspect sash window.

BEDROOM TWO 11'06 x 9'03 (3.51m x 2.82m)

Radiator, rear aspect sash window overlooking the garden.

BEDROOM THREE 9'11 x 6'01 (3.02m x 1.85m)

Built in cupboard, radiator, front aspect sash window.

BATHROOM 9'01 x 6'00 (2.77m x 1.83m)

Airing cupboard housing the gas-fired Worcester combi boiler, bath with tiled splashbacks, low level w.c, pedestal handbasin, radiator, rear aspect sash window.

LOWER GROUND FLOOR HALL

Storage cupboard, radiator.

STORE ROOM 4'08 x 4'05 (1.42m x 1.35m)

Rear aspect window.

KITCHEN 14'04 x 8'02 (4.37m x 2.49m)

Wall and base mounted units with laminate worktops and inset stainless steel sink with drainer, space for a cooker, radiator, tiled floor, rear aspect window and door to garden, archway opening into;

DINING ROOM 12'05 x 7'06 (3.78m x 2.29m)

Radiator.

OUTSIDE

The good-sized enclosed rear garden comprises patio and herbaceous borders.

DIRECTIONS

From Mitcheldean take the A4136 up over Plump Hill and upon reaching the Nailbridge traffic lights turn left signposted Cinderford. Take the second turning right on to Broadmoor Road, this leads on to Forest Vale Road. Upon reaching the mini roundabout turn right. Continue along Valley Road and at the T junction with St. Whites Road the property can be found directly opposite.

SERVICES

Mains water, drainage, electricity and gas

Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: A

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 - 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)

AWAITING VENDOR APPROVAL

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

AGENTS NOTE

We have been made aware that the property has a history of flooding. Please seek advice from your lender and insurance provider to discuss any implications.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, ceiling, stairs and the like are given as approximate and do not constitute a contract or part of a contract. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, fixtures and appliances shown here are not guaranteed and no guarantee is given for their condition, operation or for any other reason. Made with Mortgage 2024

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