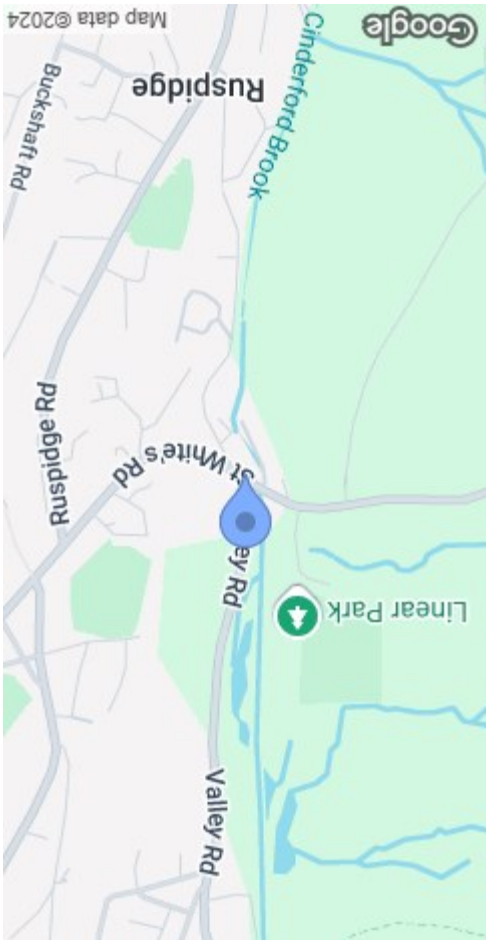




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red E (39-54) Dark Red F (21-38) Very Dark Red G (1-20) Black	 A (100-120) Green B (120-140) Yellow C (140-160) Orange D (160-180) Red E (180-200) Dark Red F (200-220) Very Dark Red G (220-250) Black



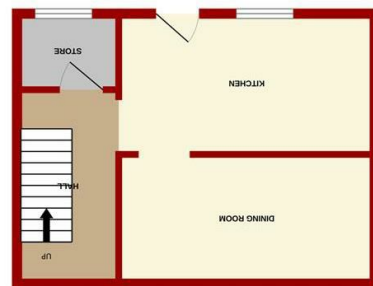
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



98 St. Whites Road
 Cinderford GL14 3HB



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£130,000

This Charming Three-Bedroom Mid-Terrace Period Property Is Located On The Outskirts Of Cinderford, Near Picturesque Woodlands And Linear Park Making It An Ideal Renovation Project. The Accommodation Is Spread Across Three Floors, Offering Ample Space Throughout. Additionally, The Property Benefits From A Generously Sized Rear Garden, Perfect For Outdoor Enjoyment.

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.

