



8 Silver Street
Littledean, Cinderford GL14 3NN



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £195,000

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A BEAUTIFULLY PRESENTED TWO-BEDROOM MID-TERRACED COTTAGE, believed to date back to 1872, brimming with CHARACTER and CHARM throughout. Set within Littledean's pretty CONSERVATION AREA, this delightful home features a GENEROUS, LANDSCAPED REAR GARDEN that BACKS ONTO FORMER PARKLANDS and includes 'BLOSSOM', A VINTAGE LIVING WAGON offering ADDITIONAL ACCOMMODATION or an IDEAL WORK-FROM-HOME SPACE.

The accommodation comprises a 17.FT LOUNGE with ORIGINAL STONE INGLENOOK FIREPLACE and FLAGSTONE FLOORS, KITCHEN WITH FLAGSTONE FLOORS, UTILITY/HALL and CLOAKROOM with TWO BEDROOMS and a BATHROOM on the first floor. The property is GAS CENTRALLY HEATED and TRIPLE GLAZED, also benefitting from having a GIGACLEAR FIBRE CONNECTION POINT.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 12 miles (19 kms) southwest of the cathedral town of Gloucester.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, a Grade II listed building. Littledean Jail, a former house of correction now a museum, is another notable attraction in the village.

The village is surrounded by beautiful countryside and offers opportunities for outdoor activities. The nearby Forest of Dean provides ample trails for walking, cycling, and exploring nature. The Wye Valley, with its stunning landscapes and the River Wye, is also within reach.

It features a village shop, a fish and chip shop, car sales business, hairdresser, primary school, church, and pub with restaurant, which serve as important focal points for residents.



The property is approached via a front aspect double glazed upvc door that leads into;

LOUNGE

17'00 x 10'00 (5.18m x 3.05m)

Beautiful original stone inglenook fireplace with gas fire set on a stone hearth with alcoves fitted with shelving, flagstone floor, wooden beam, radiator, Gigaclear fibre point, front aspect window. Leads through to;

KITCHEN

17'00 x 5'10 (5.18m x 1.78m)

Fully fitted matching wall and base level units with laminate worktops and tiled splash-backs, stainless steel sink unit with drainer, double electric oven and gas rings, space for fridge/freezer, flagstone floor, radiator, rear aspect window, under-stairs storage space with fitted shelving, stairs lead to the first floor, step up to;

UTILITY/REAR LOBBY

Fitted worktop with space and plumbing below for a washing machine, tiled floor, rear aspect window, upvc door to garden, sliding door into;

CLOAKROOM

Close coupled w.c, wall mounted washbasin with tiled splash-back, obscured side aspect window.

LANDING

Loft hatch to insulated and part boarded loft space, over stairs storage cupboard, doors lead off to the two bedrooms and bathroom.

BEDROOM ONE

9'10 x 9'08 (3.00m x 2.95m)

Built in single wardrobe, radiator, front aspect window.

BEDROOM TWO

10'02 x 6'10 (3.10m x 2.08m)

Radiator, rear aspect window.





BATHROOM

6'10 x 5'10 (2.08m x 1.78m)

Bath with tiled splash-backs, close coupled w.c and wall mounted washbasin, heated towel rail, tiled walls, obscured front aspect window.

BLOSSOM

16'00 x 6'00 (4.88m x 1.83m)

At the bottom of the garden is 'Blossom' 16'00x6'00, a vintage living wagon that would have once been towed by a steam engine, accessed via wooden steps and a stable door and benefitting from kitchen units with a sink, gas cooker and fridge, cabin bed and having power and internet connected as well as a wood burning stove. Water could also be connected.

OUTSIDE

The generous enclosed rear garden has been thoughtfully landscaped to include lawn, colourful and attractive borders and two useful sheds.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout and take the first exit. Turn immediately right on to Abenhall Road. Pass Dean Magna School on the right and proceed along bearing right at the Old Gun Mill on the right hand side. Continue to follow this lane until the 'T' junction in Littledean. Turn left and at the mini roundabout turn right into Silver Street, The property can be found after a short distance on the left hand side.

SERVICES

Mains water, electricity, gas, drainage.
Gigaclear

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: A
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 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)





GROUND FLOOR



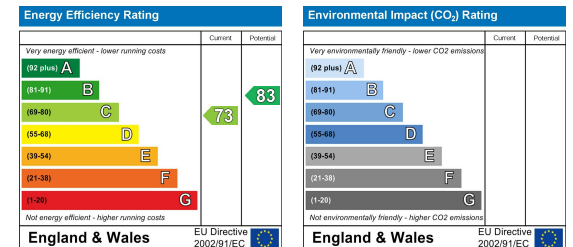
1ST FLOOR



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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