

4 Forest View
Cinderford GL14 3DP

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £299,000

NO ONWARD CHAIN A FOUR BEDROOM, THREE RECEPTION, TWO BATHROOM SEMI-DETACHED PROPERTY situated on a QUIET, NO-THROUGH ROAD backing directly onto woodland offering SPACIOUS AND VERSATILE ACCOMMODATION IDEAL FOR FAMILY LIVING. The property further benefits from DRIVEWAY PARKING FOR TWO VEHICLES, FRONT AND REAR GARDENS and WOODLAND VIEWS and offering an EXCELLENT OPPORTUNITY for the new owner to update and personalise to their own taste.

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.

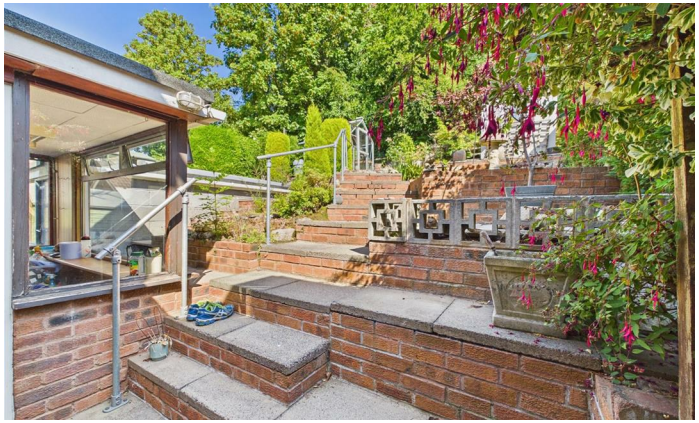












A side aspect upvc obscured double glazed door leads into

ENTRANCE HALL
Radiator, built-in storage cupboard, doors lead off to the living room, dining room, office/play room, kitchen and bathroom.

OFFICE/PLAY ROOM
9'6" x 8'11" (2.90m x 2.72m)
An ideal work form home space/kids play room or even a potential ground floor bedroom for a dependant relative, radiator, dual aspect windows.

LIVING ROOM
17'3" x 11'0" (5.26m x 3.35m)
Feature decorative fire surround, radiator, TV point, front aspect window.

DINING ROOM
12'9" x 11'0" (3.89m x 3.35m)
Radiators, stairs ascend to the first floor, sliding patio doors open out to the rear garden.

KITCHEN
9'3" x 8'11" (2.82m x 2.72m)
Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl sink unit with drainer. Built-in electric oven with gas hob, space and plumbing for a washing machine. Pantry cupboard, wall mounted gas-fired boiler, side aspect window, door leads to rear porch/utility.

BATHROOM
7'1" x 5'5" (2.16m x 1.65m)
Comprising a modern white three piece suite to include a panelled bath, close coupled w.c and pedestal washbasin unit. Heated towel rail, tiled walls and floor, obscured side aspect window.

REAR PORCH/UTILITY
5'6" x 9'1" (1.68m x 2.77m)
Space and plumbing for a washing machine and tumble dryer, radiator, doors lead out to the garden and driveway.

LANDING
Airing cupboard housing the hot water immersion tank, loft access, doors lead off to the four bedrooms and shower room.

BEDROOM ONE
13'0" x 10'11" (3.96m x 3.33m)
Radiator, front aspect window with Forest views.

BEDROOM TWO
13'0" x 7'9" (3.96m x 2.36m)
Radiator, rear aspect window overlooking the garden.

BEDROOM THREE
9'9" x 8'11" (2.97m x 2.72m)
Radiator, rear aspect window overlooking the garden.

BEDROOM FOUR
9'9" x 8'11" (2.97m x 2.72m)
Radiator, front aspect window with Forest views.

SHOWER ROOM
3'5" x 6'3" (1.04m x 1.91m)
Comprising a coloured three piece suite to include a shower cubicle, close coupled w.c and wall mounted washbasin unit. Heated towel rail, side aspect window.

PARKING
The property benefits from driveway parking for two vehicles.

OUTSIDE
The front garden is laid to lawn with a walled boundary. The driveway is situated to the side of the property. The rear garden comprises a good size outbuilding, greenhouse and shed. Steps lead up the tiered garden.

DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136 and continue up and over Plump Hill. Upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford, continue along here and after the Gulf garage turn right into Valley Road. Proceed along here until reaching the mini roundabout, take the first exit to continue along Valley Road. Upon reaching the T-junction turn left onto St. Whites Road and proceed up the hill taking the 3rd turning right into Buckshaft Road. Continue along here taking the turning left into Forest View where the property can be found on the left.

SERVICES
Mains Electricity, Gas, Water and Drainage. Standard Broadband.

WATER RATES
Severn Trent Water Authority - Rate TBC

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

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.

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)

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).



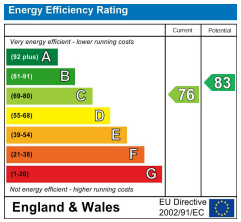
Floor 0

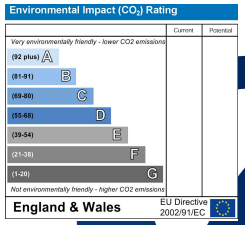


Floor 1









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.