



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.

England & Wales			
Energy Efficiency Rating	Current	Minimum	Maximum
A	92-100	81-91	92-100
B	81-91	71-80	81-91
C	71-80	61-70	71-80
D	61-70	51-60	61-70
E	51-60	41-50	51-60
F	41-50	31-40	41-50
G	31-40	21-30	31-40
H	21-30	11-20	21-30
I	11-20	1-10	11-20
J	1-10	0-10	1-10
K	0-10	0-10	0-10
L	0-10	0-10	0-10
M	0-10	0-10	0-10
N	0-10	0-10	0-10
O	0-10	0-10	0-10
P	0-10	0-10	0-10
Q	0-10	0-10	0-10
R	0-10	0-10	0-10
S	0-10	0-10	0-10
T	0-10	0-10	0-10
U	0-10	0-10	0-10
V	0-10	0-10	0-10
W	0-10	0-10	0-10
X	0-10	0-10	0-10
Y	0-10	0-10	0-10
Z	0-10	0-10	0-10
AA	0-10	0-10	0-10
AB	0-10	0-10	0-10
AC	0-10	0-10	0-10
AD	0-10	0-10	0-10
AE	0-10	0-10	0-10
AF	0-10	0-10	0-10
AG	0-10	0-10	0-10
AH	0-10	0-10	0-10
AI	0-10	0-10	0-10
AJ	0-10	0-10	0-10
AK	0-10	0-10	0-10
AL	0-10	0-10	0-10
AM	0-10	0-10	0-10
AN	0-10	0-10	0-10
AO	0-10	0-10	0-10
AP	0-10	0-10	0-10
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AR	0-10	0-10	0-10
AS	0-10	0-10	0-10
AT	0-10	0-10	0-10
AU	0-10	0-10	0-10
AV	0-10	0-10	0-10
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BA	0-10	0-10	0-10
BB	0-10	0-10	0-10
BC	0-10	0-10	0-10
BD	0-10	0-10	0-10
BE	0-10	0-10	0-10
BF	0-10	0-10	0-10
BG	0-10	0-10	0-10
BH	0-10	0-10	0-10
BI	0-10	0-10	0-10
BJ	0-10	0-10	0-10
BK	0-10	0-10	0-10
BL	0-10	0-10	0-10
BM	0-10	0-10	0-10
BN	0-10	0-10	0-10
BO	0-10	0-10	0-10
BP	0-10	0-10	0-10
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BR	0-10	0-10	0-10
BS	0-10	0-10	0-10
BT	0-10	0-10	0-10
BU	0-10	0-10	0-10
BV	0-10	0-10	0-10
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IN	0-10	0-10	0-10
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IR	0-10	0-10	0-10
IS	0-10	0-10	0-10
IT	0-10	0-10	0-10
IU	0-10	0-10	0-10
IV	0-10	0-10	0-10
IW	0-10	0-10	0-10
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JD	0-10	0-10	0-10
JE	0-10	0-10	0-10
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JG	0-10	0-10	0-10
JH	0-10	0-10	0-10
JI	0-10	0-10	0-10
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JL	0-10	0-10	0-10
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JN	0-10	0-10	0-10
JO	0-10	0-10	0-10
JP	0-10	0-10	0-10
JQ	0-10	0-10	0-10
JR	0-10	0-10	0-10
JS	0-10	0-10	0-10
JT	0-10	0-10	0-10
JU	0-10	0-10	0-10
JV	0-10	0-10	0-10
JW	0-10	0-10	0-10
JX	0-10	0-10	0-10
JY	0-10	0-10	0-10
JZ	0-10	0-10	0-10
KA	0-10	0-10	0-10
KB	0-10	0-10	0-10
KC	0-10	0-10	0-10
KD	0-10	0-10	0-10
KE	0-10	0-10	0-10
KF	0-10	0-10	0-10
KG	0-10	0-10	0-10
KH	0-10	0-10	0-10
KI	0-10	0-10	0-10
KJ	0-10	0-10	0-10
KK	0-10	0-10	0-10
KL	0-10	0-10	0-10
KM	0-10	0-10	0-10
KN	0-10	0-10	0-10
KO	0-10	0-10	0-10
KP	0-10	0-10	0-10
KQ	0-10	0-10	0-10
KR	0-10	0-10	0-10
KS	0-10	0-10	0-10
KT	0-10	0-10	0-10
KU	0-10	0-10	0-10
KV	0-10	0-10	0-10
KW	0-10	0-10	0-10
KX	0-10	0-10	0-10
KY	0-10	0-10	0-10
KZ	0-10	0-10	0-10
LA	0-10	0-10	0-10
LB	0-10	0-10	0-10
LC	0-10	0-10	0-10
LD	0-10	0-10	0-10
LE	0-10	0-10	0-10
LF	0-10	0-10	0-10
LG	0-10	0-10	0-10
LH	0-10	0-10	0-10
LI	0-10	0-10	0-10
LJ	0-10	0-10	0-10
LK	0-10	0-10	0-10
LL	0-10	0-10	0-10
LM	0-10	0-10	0-10
LN	0-10	0-10	0-10
LO	0-10	0-10	0-10
LP	0-10	0-10	0-10
LQ	0-10	0-10	0-10
LR	0-10	0-10	0-10
LS	0-10	0-10	0-10
LT	0-10	0-10	0-10
LU	0-10	0-10	0-10
LV			

£229,995

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI-DETACHED FAMILY HOME comprising ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, CLOAK ROOM AND REAR HALL/UTILITY to the first floor, THREE BEDROOMS and FAMILY BATHROOM. GAS CENTRAL HEATING, DOUBLE GLAZING, ENCLOSED GARDENS, COMMUNAL PARKING AREA. Ideally located for LOCAL SHOPS and access to Forestry walks just a short distance away.

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 accessed via a wooden thumb latch gate giving access to the front garden, enclosed by fencing surround, this is laid to lawn with concrete pathway leading to the front door and gated side access to the rear, front porch with quarry tile step, outside lighting, obscure glazed UPVC panel door giving access to the:

ENTRANCE HALL

Stairs leading to the first floor, ceiling light, coving, single radiator, power point, wood laminate flooring, under stairs storage, central heating control,

LOUNGE

13'2" x 11'8" (4.01m x 3.56m)

Ceiling light, coving, power points, single radiator, TV point, front aspect window overlooking the front garden.

KITCHEN/DINER

9'9" x 18'1" (2.97m x 5.51m)

Single bowl, single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units with matching upstands and tiled surrounds, space for free standing cooker, space and plumbing for small dishwasher, wall mounted gas boiler, inset ceiling spots, power points, single radiator, continuation of wood laminate flooring, recess for fridge/freezer, a small door leads into a storage cupboard.

REAR HALL

Ceiling light, obscure glazed UPVC door, giving access into:

CLOAKROOM

5'4" 2'8" (1.63m 0.81m)

Comprises white suite with close coupled WC, vanity wash hand basin with monobloc mixer tap, cupboard below, tiled floor tiled splashbacks, ceiling light, rear aspect obscure window.

UTILITY ROOM

6'4" x 6'10" (1.93m x 2.08m)

Plumbing for automatic washing machine, power points, ceiling light, rear aspect window, and rear aspect obscure glazed door giving access to the rear garden.

Stairs to the first floor

LANDING

Access to roof space, ceiling light, power point and door to airing cupboard with slatted shelving space

BEDROOM ONE

13'3" x 9'10" (4.04m x 3.00m)

Ceiling light, coving, single radiator, power points, front aspect window overlooking the front garden and views towards forest and woodland in the distance.

BEDROOM TWO

11'9" x 11'8" (3.58m x 3.56m)

Ceiling light, power points, single radiator, rear aspect window overlooking rear garden and communal parking area.

BEDROOM THREE

9'7" x 8'2" (2.92m x 2.49m)

Ceiling light, coving, single radiator, power points, front aspect window overlooking the front garden with views towards woodlands in the distance. Door to overstairs storage cupboard/wardrobe.

BATHROOM

5'6" x 6'1" (1.68m x 1.85m)

White suite with modern side panel bath with taps and main fed shower fitted over shower screen, vanity wash hand basin with monobloc tap, cupboard beneath, close coupled WC, tiling to walls and tiled floor chrome heated tow radiator, inset ceiling spots and obscure rear aspect window.

OUTSIDE

Rear garden is laid to concrete patio and seating area, gated access to the side, storage space, store shed, outside tap, outside lighting, enclosed by fencing surround with gated access to the communal parking area.

SERVICES

Mains water, sewerage, electricity and gas

WATER RATES

Severn Trent Water Authority - Rate TBC

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)

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.

DIRECTIONS

From the Mitcheldean Office proceed down to the mini roundabout turning right onto the A4136, proceed up Plump Hill and on reaching the traffic lights at Nailbridge turn left signposted Cinderford, continue towards the town centre, passing the garage on the right and opposite the Community Hospital on the right, turn right into Valley Road, continue along, passing the Co-Op, take the next turning left where the property can be found after a short distance on the left hand side.

