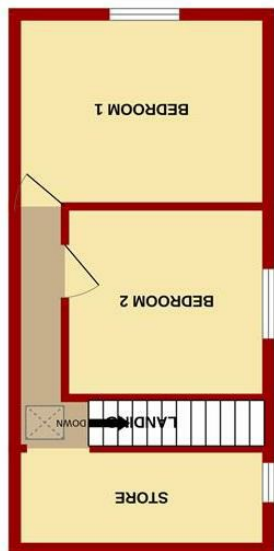
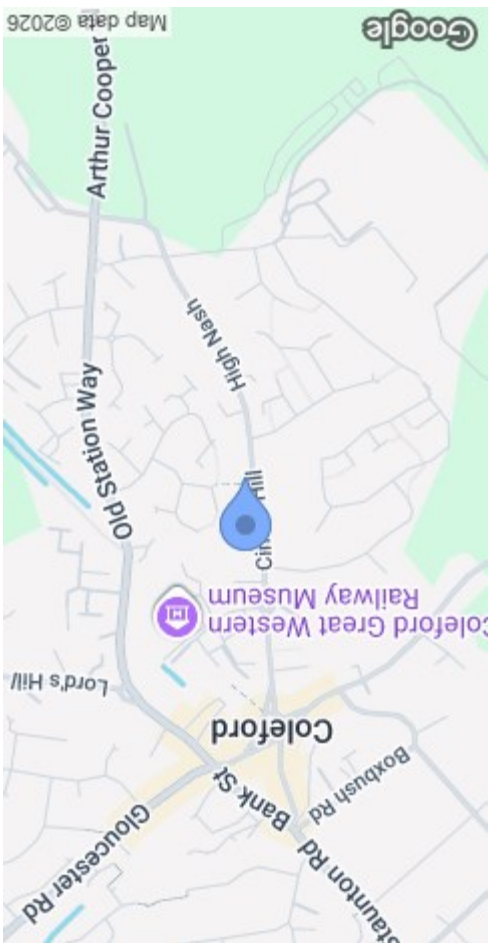




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
A (93-101 kWh/m <sup>2</sup> )	A (102 g/m <sup>2</sup> )
B (81-92 kWh/m <sup>2</sup> )	B (91-101 g/m <sup>2</sup> )
C (69-80 kWh/m <sup>2</sup> )	C (80-90 g/m <sup>2</sup> )
D (55-68 kWh/m <sup>2</sup> )	D (69-79 g/m <sup>2</sup> )
E (41-54 kWh/m <sup>2</sup> )	E (55-68 g/m <sup>2</sup> )
F (29-40 kWh/m <sup>2</sup> )	F (41-54 g/m <sup>2</sup> )
G (15-28 kWh/m <sup>2</sup> )	G (29-40 g/m <sup>2</sup> )



TOTAL FLOOR AREA: 898 sq ft (83.4 sq m) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Floorplan 2020



13 Cinderhill  
 Coleford GL16 8HJ

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£275,000**

A CHARACTERFUL DETACHED TWO / THREE BEDROOM HOME offering VERSATILE LIVING ACCOMMODATION, MULTIPLE RECEPTION SPACES, CONSERVATORY, and a LANDSCAPED, PRIVATE GARDEN, set within a POPULAR RESIDENTIAL LOCATION close to Coleford town.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



#### PORCH

12'01 x 6'09 (3.68m x 2.06m)

Accessed via a uPVC door. Featuring mosaic tiled flooring, power points, side and rear-facing double-glazed uPVC windows and a double-glazed roof. Part-glazed wooden double doors lead into the sitting room.

#### SITTING ROOM

12'02 x 8'06 (3.71m x 2.59m)

A characterful reception room with wood-effect flooring, log-burning stove, power points, electric radiator, exposed beams and side-facing double-glazed wooden window. Opening through to the office/bedroom three.

#### OFFICE/ BEDROOM THREE

9'03 x 7'03 (2.82m x 2.21m)

A versatile room suitable for use as a home office or additional bedroom, featuring power points and front and rear-facing double-glazed uPVC windows.

#### INNER HALLWAY

With tiled flooring, power points and access to the shower room/utility. Stairs rise to the first floor.

#### SHOWER ROOM/ UTILITY

Fitted with a corner shower enclosure with mains-fed shower and tiled surround, pedestal wash hand basin, low-level WC and heated towel rail. Laundry cupboard housing the hot water heater with space and plumbing for a washing machine. Side-facing double-glazed uPVC frosted window.

#### KITCHEN

12'09 x 9'05 (3.89m x 2.87m)

Fitted with a range of base and drawer-mounted units with rolled-edge worktops. Stainless steel single bowl sink with drainer and mixer tap, integrated oven with two-ring electric hob, part-tiled walls, power and appliance points, electric radiator and side-facing double-glazed uPVC window. Door leading into the conservatory.

#### CONSERVATORY

11'01 x 8'03 (3.38m x 2.51m)

With tiled flooring, power points, electric radiator and front, side and rear-facing double-glazed uPVC windows and roof, providing a pleasant additional living space overlooking the garden.

#### LOUNGE

12'02 x 9'01 (3.71m x 2.77m)

Featuring tiled flooring, electric radiator, feature fireplace with open fire, television point, power points and front-facing double-glazed uPVC window.

#### FIRST FLOOR LANDING

With night storage heater, roof light and access to bedrooms and storage room.

#### BEDROOM ONE

12'03 x 9'07 (3.73m x 2.92m)

A spacious double bedroom with night storage heater, feature fireplace, panelled walls, access to loft space and front-facing double-glazed uPVC window.

#### BEDROOM TWO

9'11 x 9'04 (3.02m x 2.84m)

With power points and side-facing double-glazed uPVC window.

#### STORE ROOM

13'06 x 6'10 (4.11m x 2.08m)

A useful space with limited head height, side-facing double-glazed uPVC window and excellent storage. There is potential to convert or extend this area, subject to the relevant permissions, to create an additional bedroom or bathroom.

#### OUTSIDE

To the side of the property there is a driveway with off-road parking for 2/3 cars.

The rear and side gardens are a particular feature of the property and have been thoughtfully landscaped to create a private and tranquil outdoor space. Immediately to the rear of the house is a paved patio area, ideal for seating and entertaining, positioned adjacent to the porch.

Steps and stone pathways lead through the garden, which is predominantly laid to lawn with established planting, mature shrubs and ornamental trees. There are raised beds, decorative stone features and a pond area, creating visual interest and a peaceful atmosphere.

Further sections of the garden include gravelled areas, timber pergola structures, and tucked-away seating spots, offering a variety of spaces to enjoy throughout the day. The garden is enclosed by fencing and hedging, providing a good degree of privacy, with views across neighbouring greenery.

#### SERVICES

Mains water and electricity and drainage. Heating via electric radiators and solid fuel (log burner and fireplace).

#### 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 - rates to be advised.

#### LOCAL AUTHORITY

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

#### TENURE

Freehold.

#### VIEWINGS

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.

#### DIRECTIONS

From our Coleford office, head up the high street and go straight over at the roundabout onto Cinderhill. The property can be found on the left hand side via our For Sale board.

#### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

#### AWAITING VENDOR APPROVAL

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

