



43 Double View
Cinderford GL14 2DD



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £250,000

A WELL PRESENTED THREE/FOUR BEDROOM TERRACED PROPERTY IDEAL FOR FAMILIES AND FIRST TIME BUYERS CONVENIENTLY SITUATED WITHIN A QUIET CUL-DE-SAC in the popular town of Cinderford, within a SHORT WALK OF THE TOWN CENTRE. The property benefits from a SPACIOUS 16FT. LOUNGE/DINER with French doors to the SOUTH-FACING GARDEN, 15FT. PLAYROOM/BEDROOM FOUR, PARKING FOR TWO VEHICLES and an ENCLOSED SOUTH-FACING GARDEN.

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 approached from the front aspect via a double glazed upvc door leading into;

ENTRANCE HALL

Laminate wood effect flooring and a radiator, an archway opening leads to the kitchen, a door leads through to the lounge/diner.

KITCHEN

7'10 x 7'10 (2.39m x 2.39m)

Comprising a range of modern wall and base level units with wood effect laminate worktops and decorative tiled splash-backs. There is an inset sink unit with drainer, an integrated electric oven, gas hob with glass splash-back and extractor hood above. Additionally there is space and plumbing for a washing machine and a dishwasher and there is space for an under counter fridge and freezer. A cupboard houses the gas-fired Worcester combi boiler installed in 2025, finally there is laminate wood effect flooring and a front aspect window.

LOUNGE/DINER

16'08 x 11'11 (5.08m x 3.63m)

A spacious room with laminate wood effect flooring, and a radiator. Stairs lead up to the first floor landing, a doorway leads to the play room/bedroom four, and French doors provide access to the rear garden.

PLAYROOM/BEDROOM FOUR

15'07 x 7'07 (4.75m x 2.31m)

Ideal as an additional bedroom or work from home space, radiator, front and rear aspect windows.

LANDING

With access to the insulated and boarded loft, doors lead off to the three main bedrooms and shower room.

BEDROOM ONE

11'10 x 10'00 (3.61m x 3.05m)

A double room with a radiator, laminate wood effect flooring, built in double wardrobe and a rear aspect window.

BEDROOM TWO

15'07 x 7'06 (4.75m x 2.29m)

A double room with a built in double wardrobe, radiator and front and rear aspect windows.

BEDROOM THREE

10'06 x 7'01 (3.20m x 2.16m)

A good size single room having a built in single wardrobe and built in storage cupboard with shelving, laminate wood effect flooring, radiator and front aspect window.

SHOWER ROOM

7'06 x 4'06 (2.29m x 1.37m)

Comprising a mains fed shower cubicle with glass screen and tiled splash-backs, close coupled w.c and vanity washbasin. There is a tiled floor and walls, heated ladder towel rail and obscured front aspect window.

PARKING

To the front of the property there is parking for two vehicles

OUTSIDE

To the front of the property is a small garden laid to gravel, with a path leading to the front door.

The enclosed south-facing rear garden is mostly laid to lawn with a patio seating area. There is an external power point.

DIRECTIONS

From our Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout and continue up and over Plump Hill. At the Nailbridge traffic lights, turn left, signposted to Cinderford, proceed to the town centre, turning right at the mini roundabout into Woodside Street, take the third left turning into Woodside Avenue, followed by the second left turning into Woodlands Reach. Take the second right turning into Double View and follow the road to the end where the property can be found directly ahead.

SERVICES

Mains water, drainage, electricity, gas.

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 Water Authority

LOCAL AUTHORITY

Council Tax Band: B

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 - 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).

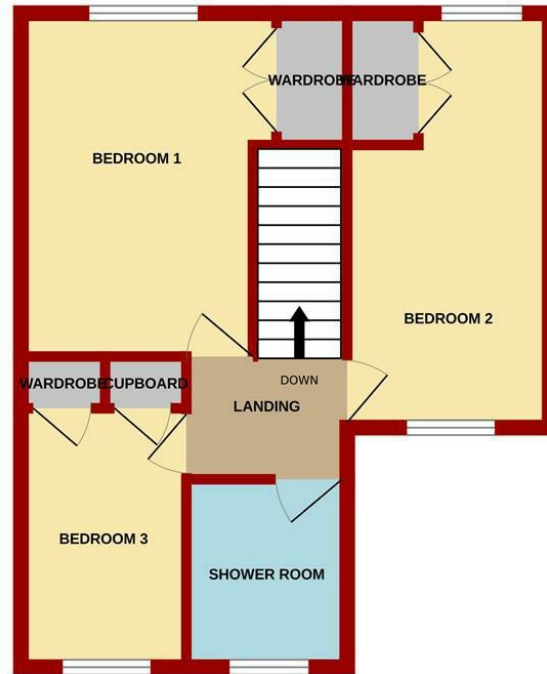
MONEY LAUNDERING REGULATIONS

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)

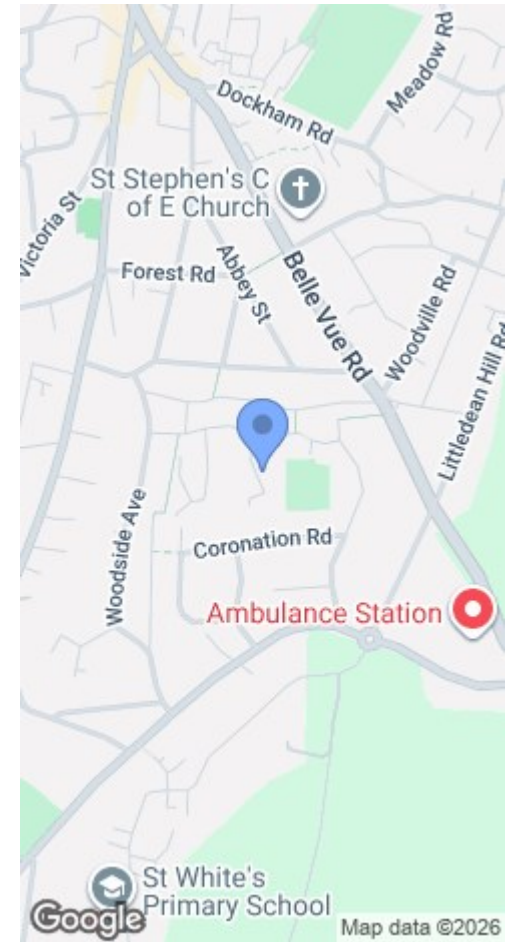
GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(22 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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