

72 Belle Vue Road
Cinderford GL14 3BL

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £330,000

****NO ONWARD CHAIN** AN ATTRACTIVE 1930'S BAY-FRONTED FOUR-BEDROOM, TWO RECEPTION SEMI-DETACHED IDEAL FAMILY HOME offering LIGHT and SPACIOUS accommodation over three floors, CONVENIENTLY LOCATED on the edge of Cinderford. Further features of this MUCH-LOVED HOME include DRIVEWAY PARKING providing ample space for SEVERAL VEHICLES, GOOD SIZED GARAGE with power and lighting, GENEROUS and PRIVATE REAR GARDEN and FINE VIEWS towards FOREST and THE WELSH MOUNTAINS in the distance.**

The Accommodation Briefly Comprises Porch, Entrance Hall, Living Room, Dining Room And Kitchen On The Ground Floor, Three Bedrooms And Family Bathroom On The First Floor, Master En-Suite Bedroom To The Second Floor.

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 10 Miles (16 Kilometres) East Of The 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, 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, And A Local Market.

Cinderford Is Surrounded By Beautiful Woodland Areas, 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, And The Dean Heritage Centre.



Front aspect upvc door leads into;

PORCH
Lighting, tiled floor, obscured glass panelled door leads into;

ENTRANCE HALL
A light and spacious area with a radiator, Hive central heating controls, phone point, stairs leading to the first floor landing, storage cupboard with radiator and shelving housing the gas-fired combi boiler. Doors lead off to the living room, dining room and kitchen.

LIVING ROOM
11'10" x 11'10" (3.61m x 3.61m)
Featuring a fireplace with decorative tile and wooden mantle surround with an inset gas fire (currently not working), radiator, tv point, large front aspect double glazed bay window with pleasant views towards the Forest and Welsh Mountains in the distance.

DINING ROOM
11'11" x 13'10" (3.63m x 4.22m)
Radiator, exposed wooden floorboards, rear aspect double glazed French doors lead out to the garden.

KITCHEN
10'1" x 7'9" (3.07m x 2.36m)
Range of fitted wall and base level units with laminate worktops and inset stainless steel sink unit with drainer. Integral electric oven with gas hob and extractor over. Space for a fridge/freezer, tiled splashbacks, radiator, side aspect double glazed window and rear aspect upvc double glazed door to the garden.

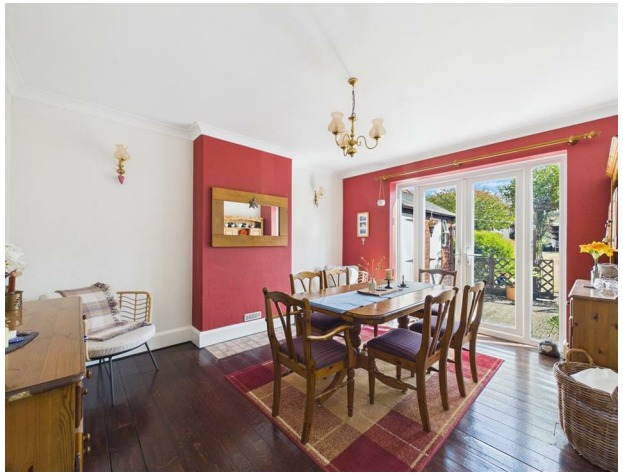
LANDING
Radiator, side aspect double glazed window, stairs lead up to the second floor master bedroom, doors lead off to bedrooms 2,3,4 and family bathroom.

BEDROOM TWO
12'00" x 11'10" (3.66m x 3.61m)
Built-in doorless wardrobes, radiator, exposed wooden floorboards, front aspect double glazed bay window with stunning far reaching views towards the Forest and Welsh Mountains in the distance.













BEDROOM THREE
13'9" x 11'11" (4.19m x 3.63m)
Radiator, rear aspect double glazed window overlooking the garden.

BEDROOM FOUR
8'2" x 7'9" (2.49m x 2.36m)
Currently used as a study, radiator, internet point, laminate wood flooring, front aspect double glazed window with stunning views towards the Forest and Welsh Mountains in the distance.

FAMILY BATHROOM
10'9" x 7'9" (3.28m x 2.36m)
Coloured suite comprising a large corner bath, walk-in mains fed shower cubicle, low level w.c, vanity washbasin unit, radiator, shaver point, side and rear aspect obscured double glazed windows.

SECOND FLOOR LANDING
Built-in storage cupboard, side aspect double glazed window, door into;

BEDROOM ONE
20'3" x 10'11" (6.17m x 3.33m)
Tv points, phone point, radiators, access to eaves storage, two front aspect velux skylights, rear and side aspect double glazed windows, door into;

EN-SUITE W.C
Low level w.c, pedestal washbasin with tiled splashbacks, heated towel rail, extractor.

GARAGE & PARKING
To the front and side of the property is a large block paved driveway suitable for parking several vehicles accessed via a pair of gates. The single garage is tucked back to the rear of the property accessed via an up and over door with power and lighting, personal door to side and window.

OUTSIDE
Attractive and colourful flower and shrub borders boost the frontages curb appeal. The private and enclosed rear garden features areas laid to lawn and decking, with seating throughout. Planted borders enhance the appeal and feel of the garden creating a pleasant space to relax. Immediately to the rear of the property is the utility outhouse accessed via two doors with power and plumbing for a washing machine, a low level w.c and a wall mounted washbasin.

DIRECTIONS
From Mitcheldean proceed along the A4136 in the direction of Coleford and Monmouth turning left at the traffic lights at Nailbridge signposted Cinderford. Continue along into Cinderford town centre proceeding straight over the mini roundabout onto Belle Vue Road. Continue along passing the left turning in to Woodville Road where the property can be found after a short distance at the brow of the hill on the left hand side.

SERVICES
Mains water, drainage, electricity, gas central heating.

Openreach and Gigaclear in area.

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

WATER RATES
Severn Trent Water Authority - Rate to be confirmed.

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

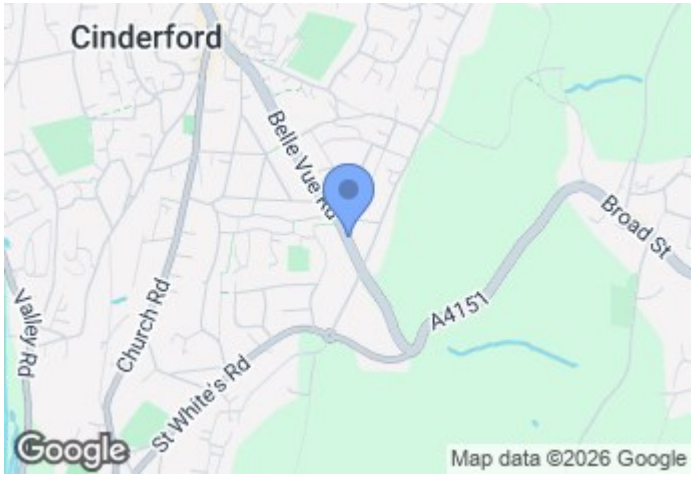
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)









Approximate total area(1)

1475 ft²

Reduced headroom

44 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

