



83 & 83a St. Whites Road
Cinderford GL14 3ER



STEVE GOOCH
ESTATE AGENTS | EST 1985

83 & 83a St. Whites Road

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Offers Over £350,000

Steve Gooch Estate Agents are delighted to offer for sale this UNIQUE OPPORTUNITY TO PURCHASE A PAIR OF CHARACTER PROPERTIES, which must be sold together — AVAILABLE ONLY UNTIL THE END OF JANUARY, WELL BELOW GUIDE PRICE, FROM MOTIVATED SELLERS. The properties benefit from PV SOLAR PANELS, a GARAGE PROVIDING PARKING FOR ONE VEHICLE, and ENCLOSED GARDENS.

Together, these properties provide A RARE AND VERSATILE OPPORTUNITY, WHETHER FOR EXTENDED FAMILIES SEEKING SEPARATE BUT CONNECTED LIVING, OR BUYERS LOOKING TO COMBINE A FAMILY HOME WITH A PROFITABLE LETTING VENTURE.

83 St Whites Road offers GENEROUS ACCOMMODATION ACROSS THREE FLOORS, including a LARGE FAMILY/GAMES ROOM, SNUG, and KITCHEN on the ground floor. The first floor provides FOUR BEDROOMS, THREE WITH EN-SUITES, while the second floor offers a FURTHER BEDROOM/OFFICE plus a FAMILY BATHROOM.

83a St Whites Road comprises an OPEN-PLAN LIVING SPACE, BEDROOM, and EN-SUITE BATHROOM. This self-contained annexe could make an EXCELLENT OPTION FOR MULTI-GENERATIONAL LIVING, GUEST ACCOMMODATION, OR USE AS A POTENTIAL HOLIDAY LET/LONG-TERM RENTAL (subject to the relevant planning).

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.



83 ST WHITES ROAD

The property is accessed via a woodgrain upvc georgian bar obscure glazed panel door leading into the:

FAMILY/GAMES ROOM

20'04 x 16'11 (6.20m x 5.16m)

Feature slate fireplace with multifuel stove inset, alcoves to either side, wall mounted corner cupboard housing the electrical consumer unit, solar panel unit and gas meter, inset ceiling spots, coving, stairs leading to the first floor, understairs storage cupboard, three double radiators, exposed timber skirting boards, power points, tiled flooring, dimmer switch, front aspect upvc double glazed window, doors giving access into:

SNUG

12'07 x 9'08 (3.84m x 2.95m)

Ceiling light, mains wired smoke alarm system, tongue & groove timber clad walling with shelving, coving, power points, tv point, dimmer switch, front aspect upvc double glazed window.

KITCHEN

10'10 opening to 12'06 x 10'00 opening to 14'01 (3.30m opening to 3.81m x 3.05m opening to 4.29m)

Single bowl, single drainer ceramic sink unit with mixer taps over, solid woodblock worktops with matching upstands, tiled surrounds, original fireplace opening with timber surround housing the range cooker, filter hood, breakfast bar area, base and wall mounted units, space for fridge/freezer, integrated dishwasher, integrated washing machine, power points, inset ceiling spots, coving, continuation of the tiled flooring, side aspect upvc double glazed window overlooking the courtyard garden, side aspect woodgrain obscure double glazed panel stable door leading into 83a St Whites Road.

From the family/games room, stairs led up to the first floor:

LANDING

Ceiling light, picture rail, mains wired smoke alarm system, feature bookcase area, doors giving access into:

BEDROOM ONE

11'03 max x 13'00 max (3.43m max x 3.96m max)

Ceiling light, feature exposed brickwork walling with exposed wall timbers, picture rail, double radiator, power points, tv point, telephone point, bifold door giving access into a built-in wardrobe with hanging and shelving options, side aspect upvc double glazed window with tiled ledge, bifold door giving access into:

EN-SUITE

3'06 x 8'04 (1.07m x 2.54m)

Sensor lighting, close coupled w.c, pedestal wash hand basin, separate shower cubicle with mains fed shower fitted, extractor fan, single radiator, wood effect flooring, exposed timber skirting boards, tiled splashback, pair of wooden doors giving access to the airing cupboard with shelving space.





BEDROOM TWO

12'11 max x 9'02 (3.94m max x 2.79m)

Ceiling light, mains wired smoke alarm, picture rail, single radiator, power points, door to built-in wardrobe with hanging rail, upvc double glazed window with tiled window ledge overlooking the Ruspidge Green, wooden plank door giving access into:

EN-SUITE

White suite with close coupled w.c, vanity wash hand basin with monobloc waterfall tap over, quadrant shower cubicle with electric shower fitted over, part tiled walls and flooring, wall mounted chrome heated towel radiator, ceiling light, extractor fan.

BEDROOM THREE

12'09 max x 9'11 (3.89m max x 3.02m)

Ceiling light, mains wired smoke alarm system, picture rail, double radiator, power points, pair of door giving access to built-in wardrobe with hanging rail, feature fireplace surround, front aspect upvc double glazed window with tiled ledge overlooking the Ruspidge Green, wooden plank door giving access into:

EN-SUITE

Concealed cistern w.c, vanity wash hand basin, shower cubicle with electric shower fitted and tiled surround, tiled flooring, half tiled walls, ceiling light, extractor fan.

BEDROOM FOUR

12'06 x 10'04 (3.81m x 3.15m)

Vaulted ceiling with roof light, directional ceiling spotlights, exposed wall and ceiling timbers, exposed brickwork, exposed timber skirting board, power points, feature fireplace, alcove and understairs storage area, side aspect window with tiled ledge overlooking the rear garden, stairs leading to the second floor:

BATHROOM

10'02 x 8'05 (3.10m x 2.57m)

White suite with close coupled w.c, pedestal wash hand basin with taps over, corner bath with mixer tap and shower attachment fitted, tiled surrounds, wood effect flooring, door to eaves storage space, exposed timber skirting boards, exposed ceiling and wall timbers, mains wired smoke alarm system, directional ceiling spots, side aspect Velux roof light, plank door giving access into:

BEDROOM FIVE/OFFICE

13'02 x 9'11 (4.01m x 3.02m)

Sloped ceilings, inset ceiling spots, exposed ceiling and wall timbers, door giving access to eaves storage space, power points, built-in wardrobe, side aspect Velux roof light.

83A ST WHITES ROAD

Accessed via a stable door in the kitchen of 83 St Whites Road. This leads into the:

OPEN PLAN LIVING SPACE

15'07 x 14'00 (4.75m x 4.27m)

KITCHENETTE

Single bowl, half drainer sink with monobloc tap over, wood block worktop with matching upstands, tiled surround, range of base and wall mounted units, built-in oven, power points, inset ceiling spots, consumer unit, feature fireplace opening with timber lintel above, stone lintel below and woodburning stove inset, electric wall mounted heater, front aspect upvc double glazed window with tiled ledge, rear aspect upvc double glazed window with tiled ledge overlooking the rear garden, stairs leading to the first floor:



BEDROOM

13'11 x 15'08 narrowing to 10'02 (4.24m x 4.78m narrowing to 3.10m)

Vaulted ceiling, two ceiling lights, mains wired smoke alarm system, exposed ceiling timbers, power points, tv point, telephone point, electric heater, front aspect upvc double glazed window, rear aspect upvc double glazed window, wooden thumb latch door giving access into:

EN-SUITE

White suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap, quadrant shower cubicle with electric shower fitted, extractor fan, directional ceiling spots, exposed ceiling timber, tiled walls, tiled flooring, wall mounted chrome heated towel radiator.

PARKING & GARAGE

Access to the garage is from the front of the property via a pair of double doors and suitable for parking one vehicle.

OUTSIDE

A pedestrian entrance to the side leading through to a useful store and workshop area, and onwards to the rear garden.

From the open-plan living space at 83a St Whites Road, doors open onto the rear courtyard, which is laid to gravel and features raised planters, along with access to a lean-to.

A set of brick and stone steps rises to a further garden area, home to an established grapevine, a block-paved patio with seating area, and lawns laid to both astroturf and grass. This space also includes a section perfect for a playhouse and a covered area ideally suited for a hot tub.

LEAN TO

14'10 x 4'06 (4.52m x 1.37m)

Polycarbonate roof, solar panels, outside tap.

SERVICES

Mains electricity, water, drainage.

83 St Whites Road- Gas

83a St Whites Road- Electric Heating.

PV Solar panels owned outright.

DIRECTIONS

From the Mitcheldean office proceed down to the mini-roundabout turning right onto the A4136, continue up over Plump Hill and on reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Continue along here through Steam Mills, taking the turning right into Broadmoor Road, continue through the industrial estate to the mini-roundabout turn right onto Valley Road. Continue along to the T-Junction at St Whites Road, turn left up the hill where the property can be found after a short distance on the left hand side.

WATER RATES

Severn Trent Water Authority





LOCAL AUTHORITY

83 St Whites Road- Council Tax Band: A
83a St Whites Road- Council Tax Band: A
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

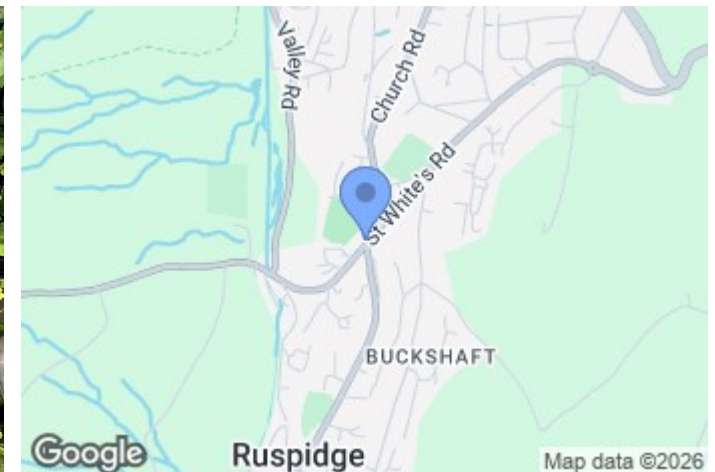
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE

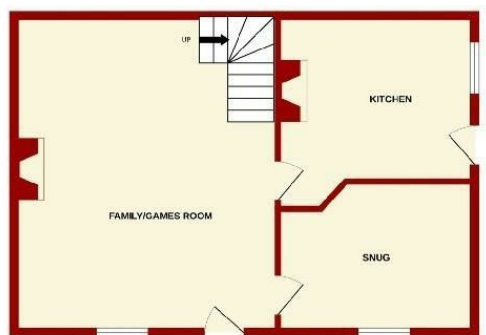
Freehold

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.



GROUND FLOOR

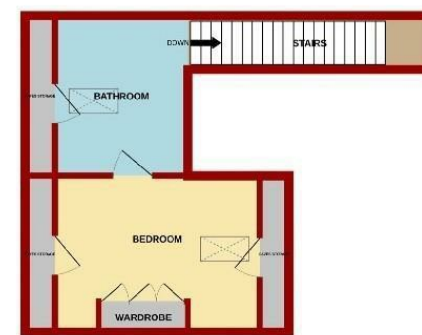


83 St Whites Road, Cinderford

1ST FLOOR

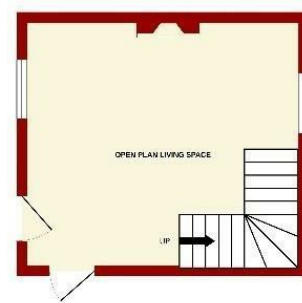


2ND FLOOR



83a St Whites Road, Cinderford

GROUND FLOOR



1ST FLOOR



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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		65	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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			





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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