



11 St. Whites Terrace St. Whites Road
Cinderford GL14 3HN



STEVE GOOCH
ESTATE AGENTS | EST 1985

£190,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO/THREE BEDROOM END TERRACE PROPERTY comprising of ENTRANCE PORCH, LOUNGE, DINING ROOM, KITCHEN, REAR HALL and to the first floor TWO DOUBLE BEDROOMS AND BATHROOM. A staircase leads to the second floor LOFT CONVERSION providing a further bedroom or office space.

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 benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, ENCLOSED GARDENS and is situated towards the edge of town and close to local amenities as well as woodland walks.

Offered with NO ONWARD CHAIN.





The property is accessed via a front door of UPVC woodgrain construction with glazed panel to top, outside lighting, access into

PORCH

4'4" x 2'10" (1.32m x 0.86m)

Ceiling light, coving, single radiator and wood effect vinyl flooring, opening into

LOUNGE

13'11" x 11'6" (4.24m x 3.51m)

Ceiling light, coving, heating thermostat, power, telephone and TV points, double radiator, understairs storage cupboard, wood effect vinyl flooring, side and front aspect windows. Opening into:

DINING ROOM

14'2" x 9'2" narrowing to 4'2" (4.32m x 2.79m narrowing to 1.27m)

Ceiling light, power points, single radiator, wood laminate flooring, French doors opening onto rear garden.

KITCHEN

9'11" x 8'3" (3.02m x 2.51m)

Comprises composite single bowl and drainer, rolled edge worktops with matching splashbacks, range of base and wall mounted units, power points, four-ring brushed steel gas hob with electric over beneath and extractor hood over, space for washing machine and fridge freezer, directional ceiling spotlights, coving, radiator, breakfast bar, telephone point, rear aspect window overlooking the rear garden.

REAR HALL

Stairs leading to the first floor, ceiling light, cupboard with louvre doors housing the boiler and electric consumer unit. Single radiator, wood effect flooring, rear aspect obscure door to rear.

LANDING

Ceiling light, coving, wooden sapele door into:

BEDROOM ONE

11'6" x 8'8" (3.51m x 2.64m)

Ceiling light, coving, power points, single radiator, front aspect window.

BEDROOM TWO

8'10" x 8'3" (2.69m x 2.51m)

Ceiling light, coving, power points, single radiator, rear aspect window with views towards the woodland in the distance.

BATHROOM

Comprises white suite with modern side panel bath with centre tap and electric shower fitted over, pedestal wash hand basin with monobloc mixer tap, close coupled WC, heated towel radiator, wood effect vinyl flooring, ceiling light, extractor fan, coving and tiled surrounds, obscure window.

A staircase leads to the second floor.

LOFT ROOM

11'6" x 10'11" (3.51m x 3.33m)

With some restricted height the room comprises of ceiling spotlight rail, power & TV points, double radiator, access to eaves storage cupboards, rear aspect Velux rooflight with far reaching views.

OUTSIDE

Front garden with paved pathway and laid to lawn, partially enclosed by wall and fencing surround. Gated access leads to rear garden with patio area, outside lighting and tap, lawned area and various shrubs enclosed by hedging and fencing surround.

SERVICES

Mains gas, electric, water and drainage.

WATER RATES

Severn Trent Water Authority. Rate TBC.

LOCAL AUTHORITY

Council Tax Band: B
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

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.

VIEWING

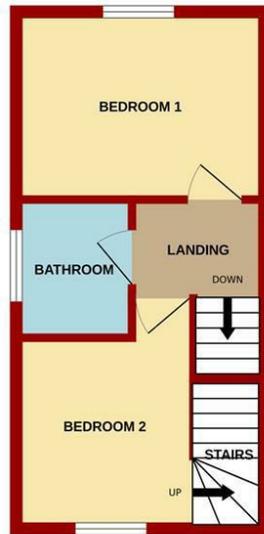
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



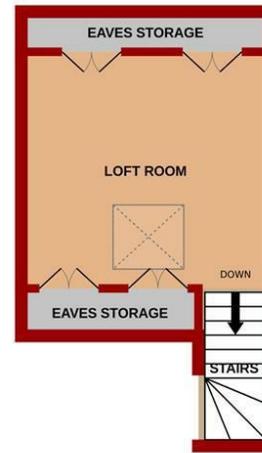
GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.

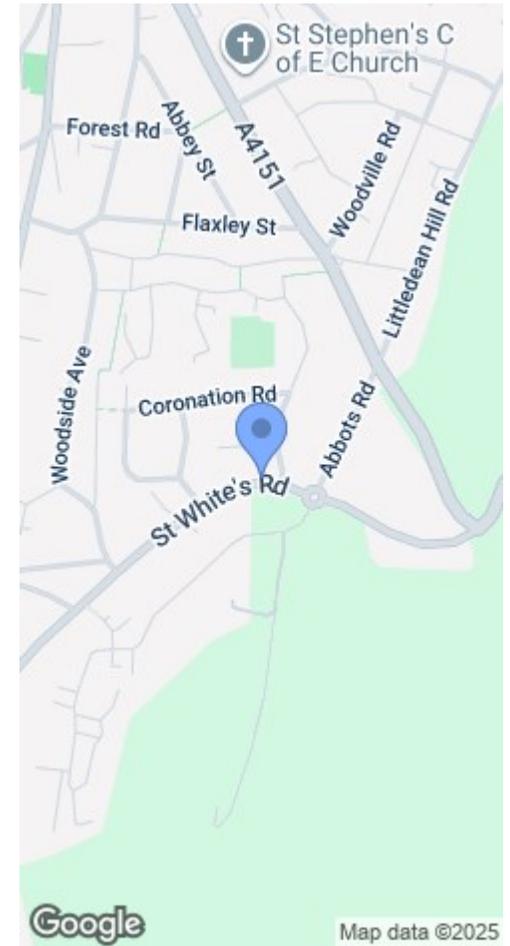


2ND FLOOR
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(17-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	69	74	EU Directive 2002/91/EC		
England & Wales			England & Wales		

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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