



4 Green Gables
Steam Mills, Cinderford GL14 3JD

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

£180,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM SEMI-DETACHED BUNGALOW, enjoying WOODLAND VIEWS and benefiting from OFF-ROAD PARKING FOR TWO VEHICLES and an ENCLOSED REAR GARDEN. Further benefits include GAS CENTRAL HEATING and DOUBLE GLAZING.

The accommodation comprises: ENTRANCE HALL, OPEN PLAN KITCHEN / DINING / LIVING SPACE, TWO BEDROOMS, and a BATHROOM.

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 accessed via a paved pathway leading to the upvc obscure glazed paneled front door.

PARKING

Two parking spaces to the front.

ENTRANCE HALL

Ceiling spot lights, mains wired smoke alarm system, central heating thermostat controls, feature wall moldings, single radiator, wood effect laminate flooring, power points, solid timber door to:

STORE CUPBOARD

Shelving, electrical consumer unit, power points, continuation of the wood effect laminate flooring.

BEDROOM ONE

9'7 x 10'11 (2.92m x 3.33m)

Access to roof space, single radiator, power points, side aspect upvc double glazed window.

BEDROOM TWO

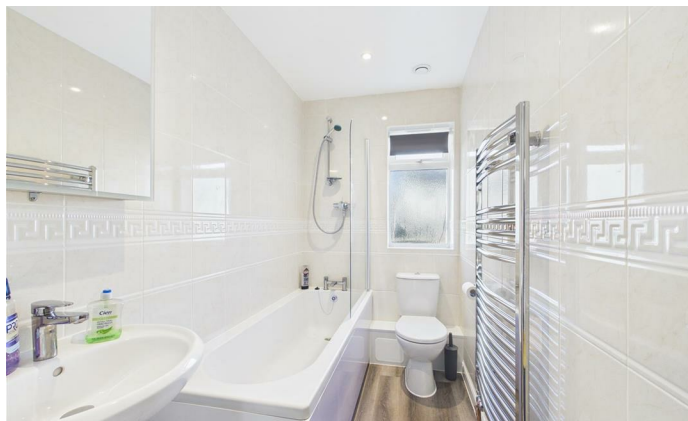
9'9 x 10'7 (2.97m x 3.23m)

Currently being used as a useful workshop/store room, ceiling light, power points, telephone point, single radiator, front aspect upvc obscure double glazed window.

BATHROOM

4'8 x 7'7 (1.42m x 2.31m)

White suite with modern side panel bath, mixer tap fitting over, mains fed shower, personal wash hand basin with monobloc mixer tap over, close coupled w.c, fully tiled, inset ceiling spots, extractor fan, continuation of the wood laminate flooring, heated towel radiator, front aspect upvc double glazed obscure window.



OPEN PLAN KITCHEN/LIVING AREA

18'06 x 8'11 (5.64m x 2.72m)

Kitchen- Single bowl, single drainer stainless steel sink unit, mixer tap over, rolled edge worktops, range of base and wall mounted units, built-in electric oven, four- ring gas hob, wall mounted gas fired central heating and domestic hot water boiler, space for washing machine, space for freestanding fridge/freezer, power points, ceiling lights, continuation of the wood laminate flooring, rear aspect upvc double glazed window overlooking the rear garden with views towards forest and woodland.

Dining Area- Continuation of the ceiling spot lights, single radiator, power points, continuation of the wood laminate flooring, rear aspect double glazed door and window opening onto the rear garden with views towards forest and woodland.

Living Area- Continuation of the ceiling spots, single radiator, power points, dimmer switch, door leading through to the hallway.

OUTSIDE

A paved pathway leads to the front of the property, where the front garden is laid to low-maintenance gravel with small shrubs and gated access to the rear garden.

The rear garden has a paved pathway from the front garden, outside lighting, a patio seating area, and sleeper steps with beds leading to lawned areas. There is also a gravelled pathway, raised planters, further storage areas, a timber shed with power cable in situ, fencing, and uPVC fascias and guttering.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed into Steam Mills passing the school on the left hand side taking the second left where the property can be located on the right hand side.



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.

LOCAL AUTHORITY

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

WATER RATES

Severn Trent

TENURE

Freehold

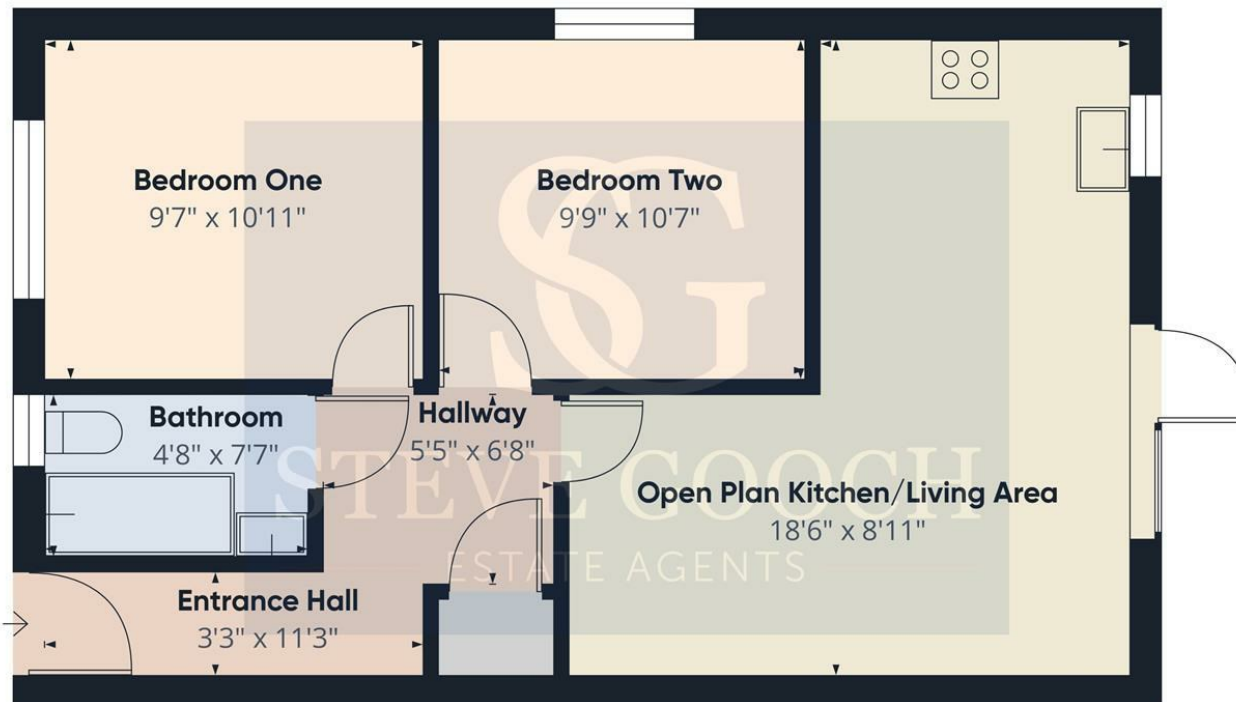
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) 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)



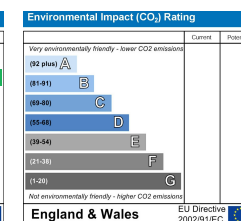
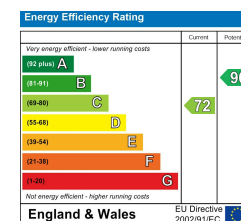


Approximate total area^m
558 ft²

(1) Excluding balconies and terraces

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

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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.



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