



Flax Cottage Buckshaft Road
Cinderford GL14 3DS



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £240,000

A VERY WELL PRESENTED THREE DOUBLE BEDROOM MID-TERRACED MODERN PROPERTY benefitting from **DECEPTIVELY SPACIOUS ACCOMMODATION SET OUT OVER THREE FLOORS**, located on the edge of Cinderford with **ST. WHITES PRIMARY SCHOOL AND WOODLAND WALKS CLOSE BY**. Key features include a **17.7FT LOUNGE/DINER** having access to the **PRIVATE REAR GARDEN**, **THREE DOUBLE BEDROOMS ALL WITH BUILT-IN DOUBLE WARDROBES**, **SEPARATE W.C on the ground floor**, **OFF-ROAD PARKING FOR TWO VEHICLES** and a **PLEASANT LOW MAINTENANCE WEST-FACING REAR 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 via the front entrance with canopy porch and storage cupboard with cold water tap, a secure composite door leads into the first floor entrance hall;

ENTRANCE HALL

Double cupboard housing the gas-fired combi boiler (fitted new in 2020), radiator, laminate wood flooring, stairs lead up to the second floor and down to the ground floor. Doors lead off to bedrooms 2,3 and the bathroom.

BEDROOM TWO

10'09 x 10'03 (3.28m x 3.12m)

A double size room with a built-in double wardrobe, radiator, tv point, laminate wood flooring, rear aspect window having wonderful views towards the Forest.

BEDROOM THREE

10'09 x 8'09 (3.28m x 2.67m)

A double size room with a built-in double wardrobe, radiator, tv point, laminate wood flooring, front aspect window.

BATHROOM

6'08 x 6'00 (2.03m x 1.83m)

Comprising a modern three-piece suite including a bath with mains fed shower over and tiled splashbacks, pedestal washbasin and close coupled w.c. Heated towel rail, obscured rear aspect window.

SECOND FLOOR LANDING

Door leads into;

BEDROOM ONE

21'00 x 10'09 (6.40m x 3.28m)

A large double size room with a built-in double wardrobe, eaves storage, radiator, front aspect window.

GROUND FLOOR HALL

Laminate wood flooring, doors lead off to the lounge/diner, kitchen and w.c.





LOUNGE/DINER

17'02 x 12'02 (5.23m x 3.71m)

Radiator, fibre internet point, laminate wood flooring, french doors lead out to the rear garden, rear aspect window.

KITCHEN

10'10 x 9'02 (3.30m x 2.79m)

Modern fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, integral electric oven, gas hob and extractor hood. Space for a washing machine, dishwasher and fridge/freezer. Tiled floor, front aspect window.

W.C

Close coupled w.c, vanity washbasin unit, heated towel rail, tiled floor, extractor.

PARKING

There are two parking spaces in front of the property.

OUTSIDE

The west-facing rear garden enjoys the afternoon and evening sun and offers privacy, is laid to a mixture of patio, gravel and decking with pergola. There is a small raised pond and a shed. The garden is enclosed by fencing.

DIRECTIONS

From the Mitcheldean office proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout signposted Coleford and Monmouth. Continue up and over the hill, taking the left turning at the Nailbridge traffic lights signposted Cinderford. Continue along taking the second right hand turn into Forest Vale Road, then follow the road to the end taking the second exit at the mini roundabout on to Valley Road. Continue along the road to the end, then turn left on to St. Whites Road continuing up the hill. Take the fourth right exit into Buckshaft Road and continue along passing the right turn in to Hudsons Lane and the property can be found 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.

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

VIEWINGS

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 (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

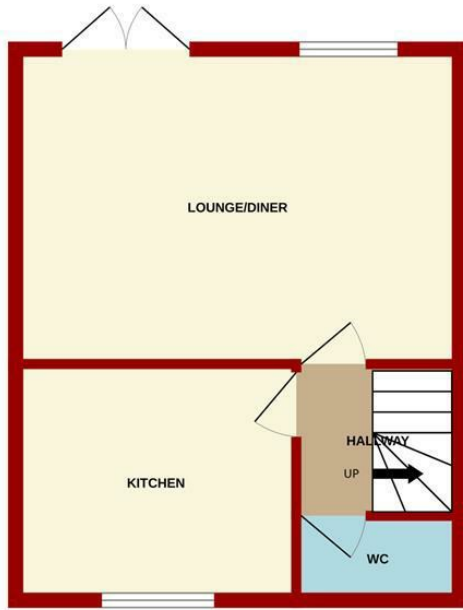
MONEY LAUNDERING REGULATIONS

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)

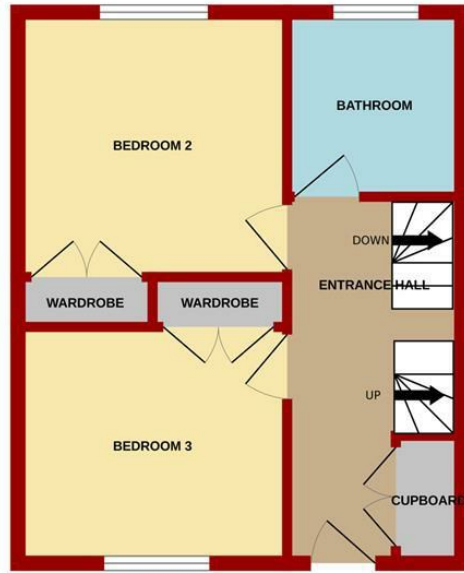




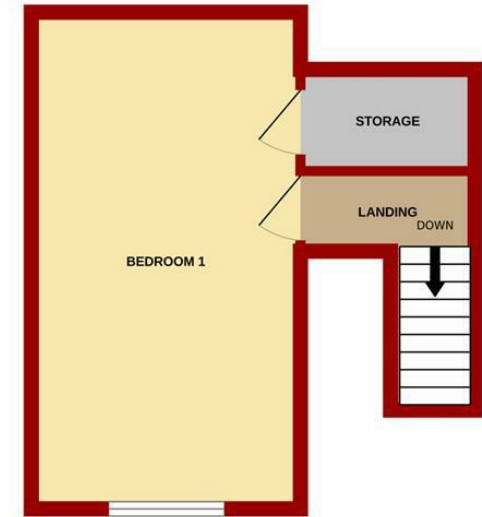
GROUND FLOOR



1ST FLOOR



2ND 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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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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	79	89	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-64) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC





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