59 Coombe Drive

Ruspidge, Cinderford GL14 3EF

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £250,000

****NO ONWARD CHAIN** A SPACIOUS and WELL PRESENTED THREE BEDROOM, TWO BATHROOM SEMI-DETACHED PROPERTY with accommodation in excess of 1070 SQ.FT set out over THREE FLOORS located within the popular Coombe Drive area on the EDGE OF CINDERFORD. This IDEAL FAMILY HOME benefits from a 17.FT LOUNGE/DINER, FULLY FITTED KITCHEN with built in appliances, ADDITIONAL RECEPTION/STUDY, UTILITY ROOM, BATHROOM and WET ROOM as well as having the added convenience of DRIVEWAY PARKING to the front for TWO VEHICLES and an INTEGRAL SINGLE GARAGE as well as an ENCLOSED REAR GARDEN having SUPERB WEST-FACING WOODLAND VIEWS.**

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 a small side porch with rear door and steps leading down to the garden. An inner double glazed upvc door leads to;

ENTRANCE HALL

Phone point, stairs lead up to the first floor landing and down to the lower ground floor bedroom. Doors lead off to the lounge/diner and kitchen.

KITCHEN

10'05 x 9'02 (3.18m x 2.79m)

Comprising a range of matching wall and base level units with laminate worktops and tiled splash backs, inset 1.5 bowl stainless steel sink unit with drainer, integral eye level electric oven, gas hob, extractor hood and dishwasher, space for a fridge/freezer. Radiator, front aspect window.

LOUNGE/DINER

17'08 x 13'00 (5.38m x 3.96m)

A light and spacious room with feature decorative fireplace that has the potential to be opened up and house a wood burning stove (subject to relevant permissions), radiator, two rear aspect windows that provide wonderful panoramic woodland views.

LANDING

Loft access, over stairs airing cupboard housing the hot water immersion tank, radiator, doors lead off to three bedrooms and the shower room.

BEDROOM ONE

17'05 x 10'07 (5.31m x 3.23m)

A superbly spacious principal bedroom with scope to create an en-suite shower room (subject to relevant permissions), fitted wardrobes, radiator, two front aspect windows.

BEDROOM TWO

9'10 x 9'05 (3.00m x 2.87m)

A double room with radiator, rear aspect window having panoramic woodland views.

BEDROOM THREE
9'10 x 7'09 (3.00m x 2.36m)
Fitted wardrobe, radiator, rear aspect window with panoramic woodland views.

SHOWER ROOM
9'11 x 6'00 (3.02m x 1.83m)
A modern suite comprising a double width walk in electric shower with wet board surround, close coupled w.c and pedestal washbasin, radiator, two obscured side aspect windows.

Stairs from the entrance hall lead down to a small lobby with a radiator and glass panel door that leads into;

RECEPTION ROOM/STUDY
11'03 x 9'08 (3.43m x 2.95m)
Having great potential as an home office, radiator, tiled floor, French doors lead out to the rear garden, door leads into;

UTILITY
Fitted worktop with space and plumbing below for a washing machine, wall mounted gas-fired central heating boiler, tiled floor, rear aspect window, door leads into;

WET ROOM
Electric shower, close coupled w.c, pedestal washbasin, tiled floor and walls, extractor.

INTEGRAL GARAGE & PARKING
19'06 x 7'11 (5.94m x 2.41m)
To the front of the property there is driveway parking for two vehicles and an Integral Garage accessed from the driveway via an up and over door with power and lighting, being ideal for further conversion (subject to the relevant permissions).

OUTSIDE
The west-facing rear garden enjoys a sunny and private aspect, making it an ideal space for outdoor relaxation and entertaining. A spacious patio seating area provides the perfect spot for al fresco dining, with steps leading down to a lawned garden and gravelled area incorporating a useful garden shed.

AGENTS NOTE
The property owns a small strip of land to the side that Western Power have a right of way over to access the nearby substation.

DIRECTIONS
From Cinderford town centre, follow the High Street in the direction of Littledean continuing straight over the mini-roundabout into Belle Vue Road. Follow the road to the top of the hill, then take the right turning into Abbots Road. Follow the road to the end then take the third exit at the mini-roundabout onto St. Whites Road. Follow the road down the hill, then turn left into Buckshaft Road. Take the first right into Coombe Drive, keeping left where the road splits. The property can be found on the right hand side after a short distance.

SERVICES
Mains water, drainage, electricity, gas.

WATER RATES
Severn Trent Water Authority

LOCAL AUTHORITY
Council Tax Band: C
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.

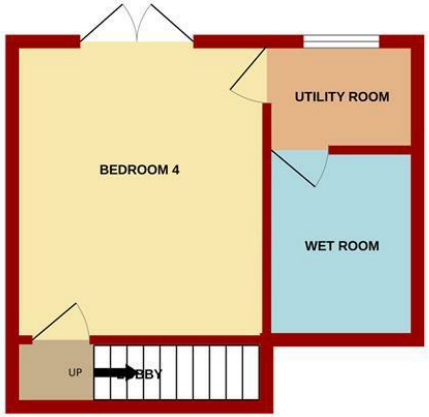
TENURE
Freehold

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.

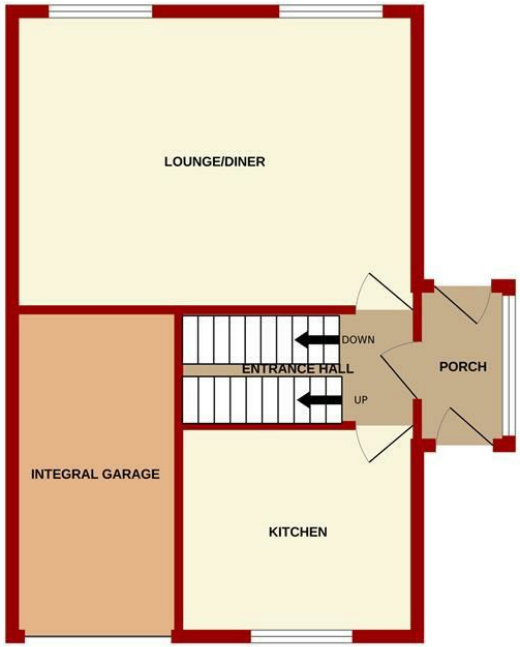
MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective

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)

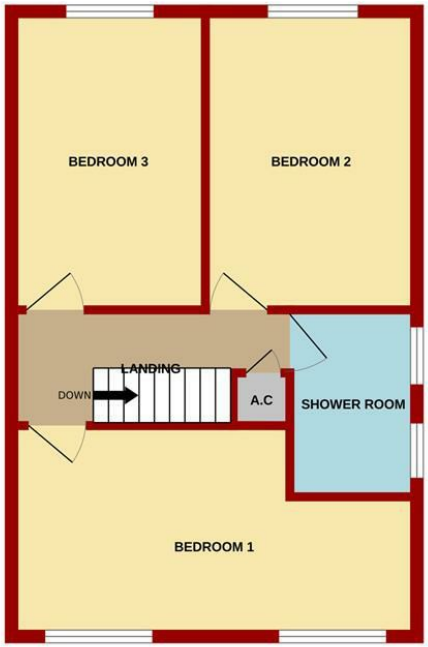
LOWER GROUND FLOOR



GROUND FLOOR



1ST 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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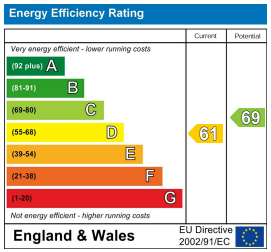

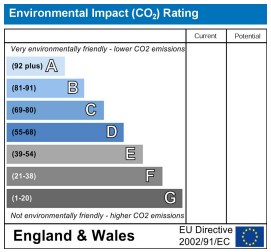

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.