136 Oak Way
Cinderford GL14 3PG

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £230,000

OFFERED FOR SALE WITH NO ONWARD CHAIN, this SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME is situated in the SOUGHT-AFTER VILLAGE OF LITTLEDEAN, benefiting from EXCELLENT COMMUTER LINKS via the nearby A48 to Gloucester and Cheltenham. AN IDEAL HOME FOR FIRST TIME BUYERS AND GROWING FAMILIES the property features a SEMI-OPEN PLAN LAYOUT, providing VERSTAILE and SOCIABLE LIVING SPACE. Outside, there is an ENCLOSED REAR GARDEN with a useful brick-built outbuilding, while the front aspect enjoys ATTRACTIVE OPEN VIEWS OF THE VILLAGE CHURCH AND FIELDS.

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 front aspect composite door with obscured glazed window to side leading into;

ENTRANCE HALL
13'4 x 5'11 (4.06m x 1.80m)
Stairs ascend to the first floor landing, radiator, doors lead off to the lounge and kitchen/diner.

LOUNGE
13'3 x 11'10 (4.04m x 3.61m)
Featuring a decorative fire surround with lpg connected gas fire, radiator, laminate wood flooring, front aspect window with outlook towards the church and fields. Opens through to the kitchen/diner.

KITCHEN / DINER
18'4 x 9'10 (5.59m x 3.00m)
A spacious room great for entertaining, the kitchen area comprises a range of fitted wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, space for an electric cooker, under counter fridge or freezer and washing machine. There is a built-in storage cupboard, tiled flooring in the kitchen area and laminate wood flooring in dining area, vertical radiator, rear aspect window and sliding patio door leads to the conservatory.

CONSERVATORY
16'8 x 5'2 (5.08m x 1.57m)
Of double glazed upvc construction, a sliding patio door leads out to the rear garden

LANDING
9'10 x 5'11 (3.00m x 1.80m)
Airing cupboard, loft hatch giving access to loft space, doors lead off to the three bedrooms and shower room.

BEDROOM ONE
13'4 x 9'10 (4.06m x 3.00m)
Radiator, front aspect window with outlook towards the church and fields.

BEDROOM TWO
11'9 x 9'1 (3.58m x 2.77m)
Radiator, laminate wood flooring, rear aspect window.

BEDROOM THREE
9'3 x 8'2 (2.82m x 2.49m)
Radiator, laminate wood flooring, rear aspect window.

BATHROOM
8'11 x 5'5 (2.72m x 1.65m)
Comprising a white three piece suite to include a double width walk-in shower, close coupled w.c and vanity washbasin unit. There is also a radiator and obscured rear aspect window.

PARKING
There is communal parking available to the rear of the property.

OUTSIDE
The property is approached via an attractive, low-maintenance front garden, enclosed by a low wall with decorative railings. Side access leads through to the enclosed rear garden, which offers a pleasant patio seating area ideal for outdoor dining and entertaining. A useful brick-built outbuilding houses the oil-fired boiler, while steps rise to a well-maintained lawn bordered by a variety of established plants and shrubs, together with a greenhouse. A rear gate provides convenient access to the off-road parking area.

SERVICES
Mains electric and water, drainage and 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.

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

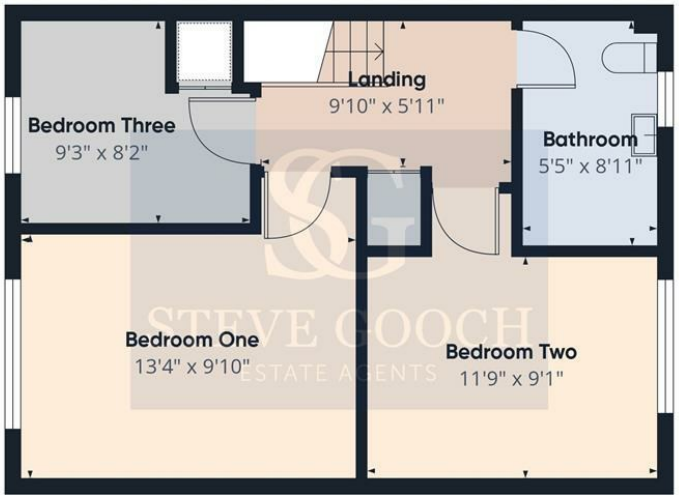
TENURE
Freehold.

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.

DIRECTIONS
From Gloucester proceed along the A48 through the villages of Minsterworth and Westbury on Severn, just after the petrol station at Elton Corner take the right turn, signposted Littledean and Cinderford. Follow the road for approximately 2 miles entering the village of Littledean, the property can be found after a short distance on the right before the primary school.

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

Floor 0



Floor 1

Approximate total area(1)

948 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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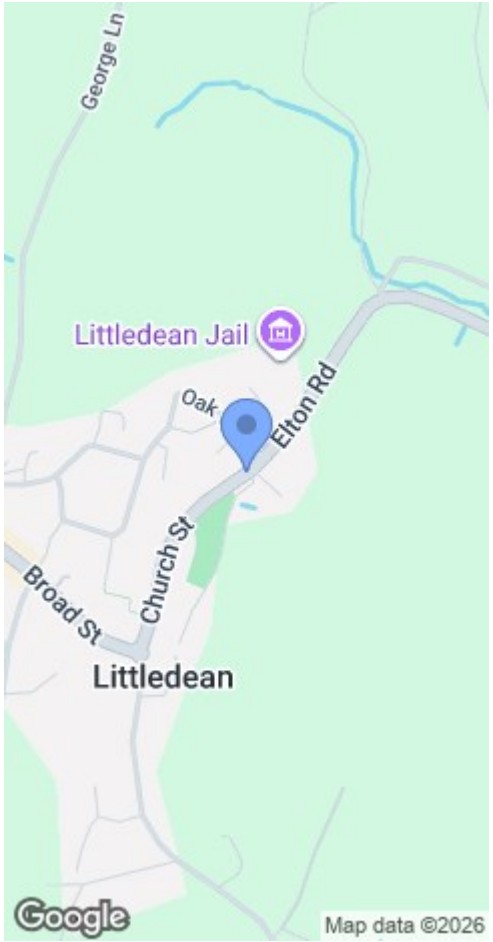

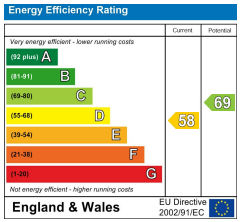

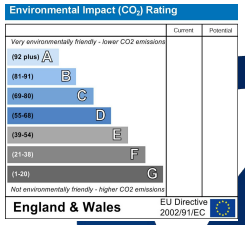

MISREPRESENTATION DISCLAIMER

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.