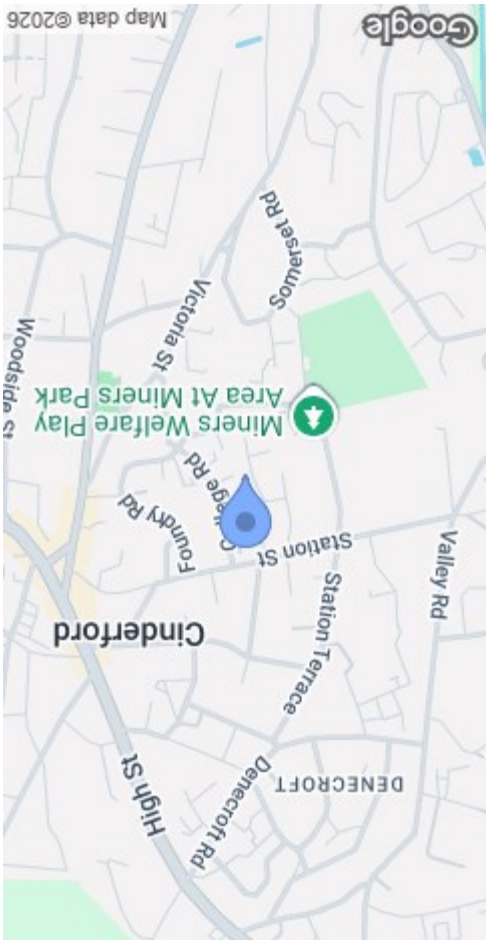


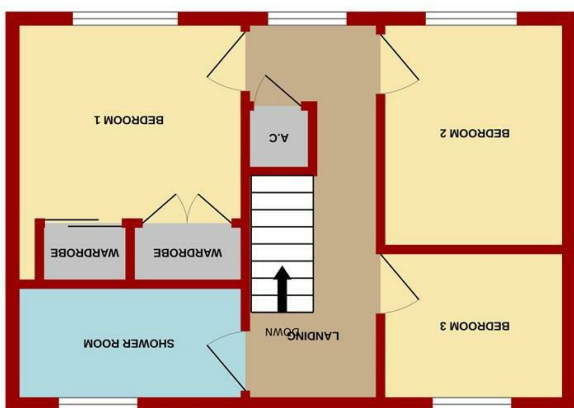


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

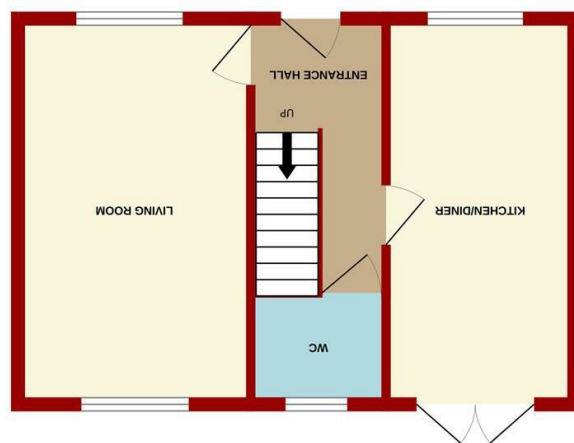
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																		
<table border="1"> <tr><td>Very good - new energy class</td><td>A</td></tr> <tr><td>Good</td><td>B</td></tr> <tr><td>Fair</td><td>C</td></tr> <tr><td>Below average</td><td>D</td></tr> <tr><td>Below average - new energy class</td><td>E</td></tr> <tr><td>Poor</td><td>F</td></tr> <tr><td>Poor - new energy class</td><td>G</td></tr> </table>	Very good - new energy class	A	Good	B	Fair	C	Below average	D	Below average - new energy class	E	Poor	F	Poor - new energy class	G	<table border="1"> <tr><td>Very good - new energy class</td><td>88</td></tr> <tr><td>Good</td><td>74</td></tr> </table>	Very good - new energy class	88	Good	74
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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 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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1ST FLOOR



GROUND FLOOR



6 Colliers Field
 Cinderford GL14 2SW

£200,000

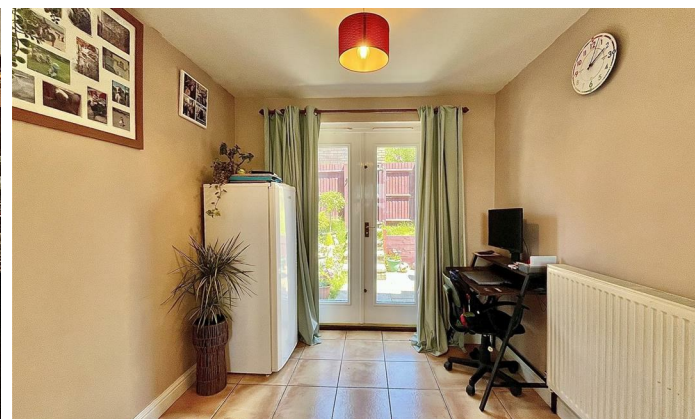
Offered with NO ONWARD CHAIN, this modern THREE BEDROOM MID-TERRACE PROPERTY is situated within the popular Colliers Field development. The accommodation includes a SPACIOUS LIVING ROOM, KITCHEN/DINER with French doors opening onto the garden, and a GROUND FLOOR W.C., together with THREE BEDROOMS and a MODERN SHOWER ROOM. Further benefits include an ENCLOSED REAR GARDEN, OFF-ROAD PARKING and a SINGLE GARAGE. Priced to sell, the property would make an IDEAL FIRST-TIME BUY or FAMILY HOME.

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 from the front aspect via a canopy porch and partly double glazed composite door leading into;

ENTRANCE HALL

Radiator, laminate wood flooring, stairs ascend to the first floor with cupboard under. Doors lead off to the living room, kitchen/diner and downstairs w.c.

LIVING ROOM

16'02 x 9'09 (4.93m x 2.97m)

Full length of the house with dual aspect windows, laminate wood flooring, radiators, tv point.

KITCHEN/DINER

16'02 x 7'11 (4.93m x 2.41m)

Comprising a range of wall and base level fitted units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer. Built-in electric oven, gas hob and extractor hood. Space for a washing machine and under counter fridge or freezer. There is tiled flooring, a radiator, front aspect window and rear aspect French doors that open out to the garden.

CLOAKROOM

5'07 x 4'01 (1.70m x 1.24m)

Comprising a close coupled w.c, wall mounted washbasin unit with tiled splash-backs, laminate wood flooring, radiator, and an obscured rear aspect window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Airing cupboard housing the gas-fired combi boiler, loft access, radiator, front and rear aspect windows, doors lead off to the three bedrooms and shower room.

BEDROOM ONE

9'09 x 9'01 (2.97m x 2.77m)

Two built-in double wardrobes, radiator, front aspect window.

BEDROOM TWO

9'09 x 7'10 (2.97m x 2.39m)

A double room with a radiator and front aspect window.

BEDROOM THREE

7'09 x 6'03 (2.36m x 1.91m)

A single room with a radiator and rear aspect window.

SHOWER ROOM

9'00 x 4'11 (2.74m x 1.50m)

Large walk-in mains fed shower with pv board surround, close coupled w.c and pedestal washbasin unit with tiled splashbacks. There is also a radiator and obscured rear aspect window.

PARKING

Located to the rear of the property there is a parking space that leads to a single en-bloc garage.

OUTSIDE

The front garden is laid to lawn with a gate and steps leading up to the front door. The enclosed rear garden comprises a spacious private patio, raised lawn, and gated access to the alley leading to the garage and parking.

SERVICES

Mains electric and water, gas and drainage.

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 Mitcheldean, proceed along the A4136 turning left at the traffic lights at Nailbridge signposted for Cinderford. Proceed along here passing the Gulf garage on the right hand side and take the next turning right into Valley Road. Continue along Valley Road, take the left hand turn into Station Street. Take the second right into Colliers Field where the property can be found on the left.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.