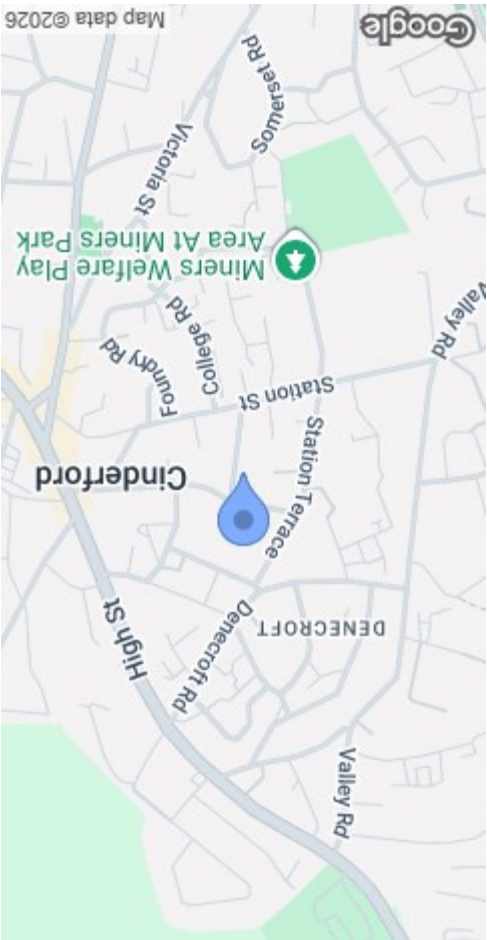


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STEVE GOOCH
ESTATE AGENTS | EST 1985

£160,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM END TERRACED property comprising ENTRANCE HALL, LOUNGE, KITCHEN/DINER, DOWNSTAIRS WC, to the first floor TWO BEDROOMS, FAMILY BATHROOM, STORE CUPBOARD, ENCLOSED GARDENS with LOVELY VIEWS, GAS HEATING, DOUBLE GLAZING. NO ONWARD CHAIN.

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.



Accessed via a courtyard garden with brick wall surround, gated access to the side of the property leads to the door which is of UPVC construction with obscure glazed panels inset and window to side, outside lighting, gives access to:

HALLWAY

Ceiling light, coving, stairs leading to the first floor, understairs storage area, single radiator, power point, telephone point, central heating thermostat and timer controls, door into:

CLOAKROOM

Comprises of coloured suite with close coupled WC, lighting.

KITCHEN/DINING ROOM

11'2" x 12'8" (3.40m x 3.86m)

Single bowl, single drainer stainless steel sink unit, rolled edge worktops, range of base and wall mounted units, tiled surrounds, space for free standing cooker, space for free standing fridge/freezer and plumbing for automatic washing machine, directional ceiling spots, coving, single radiator, power points, tiled floor, rear aspect window overlooking the rear garden with views towards forest and woodland, side aspect window and obscure glazed panel door opening to garden.

LOUNGE

10'8" x 14'1" (3.25m x 4.29m)

Accessed via three steps from the Hallway, feature fireplace with gas living flame fire with wooden mantle, marble hearth and surround, chimney breast with alcoves to either side, ceiling light, wall lights, power points, single radiator, cupboard housing the electrical consumer unit, two front aspect windows overlooking the front courtyard.

Stairs lead to the first floor:

LANDING

Ceiling light, smoke alarm, single radiator, power points.

BEDROOM ONE

10'8" x 14'1" (3.25m x 4.29m)

Ceiling light, coving, access to roof space, single radiator, power points, door to airing cupboard housing the gas boiler, front aspect window.

BEDROOM TWO

10'10" x 8'3" (3.30m x 2.51m)

Ceiling light, single radiator, power point, rear aspect window overlooking the garden.

BATHROOM

9'6" x 4'7" (2.90m x 1.40m)

Comprises white suite with close coupled WC, pedestal wash hand basin, modern side panel bath with mains fed shower fitted over, tongue and groove timber clad ceiling, loft access, single radiator, side aspect obscure window, fully tiled.

STORAGE CUPBOARD

Ceiling light, side aspect window, shelving.

OUTSIDE

Pathway from the right hand side of the property leads to the rear garden with a concrete patio and seating area, lawned area, shed, outside lighting and tap, all enclosed by fencing and hedging.

SERVICES

Mains gas, electricity water & sewerage

WATER RATES

Severn Trent Water Authority - Rate TBC

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.

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)

TENURE

Freehold

LOCAL AUTHORITY

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

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 the Mitcheldean office proceed down to the mini roundabout and turn right onto the A4136, continue up over Plump Hill, on reaching the traffic lights turn left, signposted Cinderford, continue towards the town centre, turning right onto Valley Road, after the garage and opposite the Community Hospital, continue along taking the third left into Station Street, proceed up here turning left into Parragate Road where the property can be found towards the end on the left hand side as per our For Sale board.

