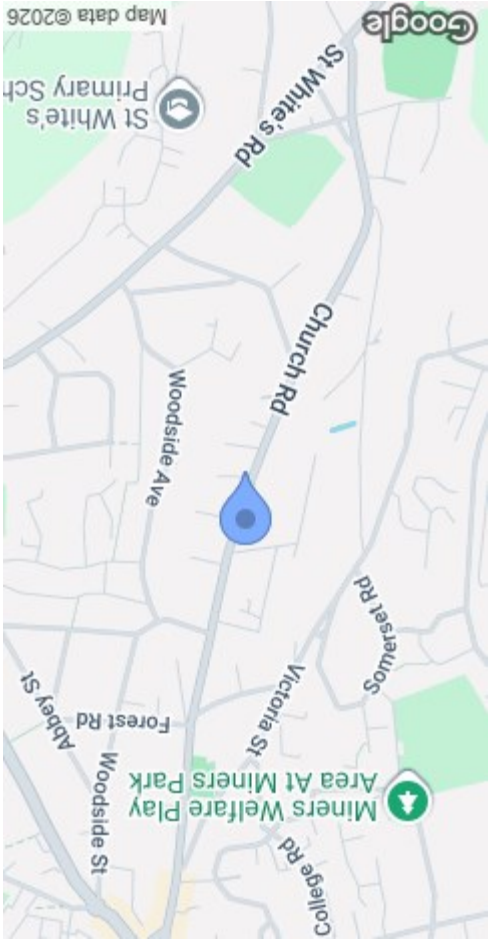


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
New energy efficient - lower running costs	A (93-101 kWh/m ² per year)
	B (81-92 kWh/m ² per year)
	C (69-80 kWh/m ² per year)
	D (55-68 kWh/m ² per year)
	E (41-54 kWh/m ² per year)
	F (21-40 kWh/m ² per year)
New energy efficient - lower running costs	
66	
83	
EU Directive 2002/91/EC	

England & Wales	
New energy efficient - lower running costs	A (93-101 kWh/m ² per year)
	B (81-92 kWh/m ² per year)
	C (69-80 kWh/m ² per year)
	D (55-68 kWh/m ² per year)
	E (41-54 kWh/m ² per year)
	F (21-40 kWh/m ² per year)
New energy efficient - lower running costs	
66	
83	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
New energy efficient - lower CO ₂ emissions	A (93-101 kWh/m ² per year)
	B (81-92 kWh/m ² per year)
	C (69-80 kWh/m ² per year)
	D (55-68 kWh/m ² per year)
	E (41-54 kWh/m ² per year)
	F (21-40 kWh/m ² per year)
New energy efficient - lower CO ₂ emissions	
66	
83	
EU Directive 2002/91/EC	



56 Church Road
Cinderford GL14 2EA

Guide Price £185,000

VIRTUAL TOUR AVAILABLE **NO ONWARD CHAIN** A DECEPTIVELY SPACIOUS AND WELL-PRESENTED TWO BEDROOM MID-TERRACE PERIOD PROPERTY, IDEAL FOR FIRST TIME BUYERS AND INVESTORS being offered for sale with NO ONWARD CHAIN and situated along Church Road in Cinderford, within walking distance of the town centre and local amenities. This LIGHT AND AIRY HOME benefits from OPEN-PLAN LIVING ACCOMMODATION with a useful UTILITY ROOM to the ground floor, whilst the first floor provides TWO GOOD-SIZED BEDROOMS and a MODERN BATHROOM. Outside, the property enjoys an IMPRESSIVE REAR GARDEN measuring approximately 90FT. IN LENGTH, together with USEFUL OUTBUILDINGS.

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 double glazed door leading into;

FRONT PORCH
3'7 x 2'7 (1.09m x 0.79m)
With lighting, dual aspect side windows, an inner obscured double glazed door leading into;

LOUNGE
14'2 x 9'10 (4.32m x 3.00m)
Feature fireplace with stone hearth, radiator, tv point, part laminate wood flooring, front aspect window with Forest views.

KITCHEN
16'2 x 11'1 (4.93m x 3.38m)
Comprising a range of wall and base fitted units with solid wood worktops, mono-block tiled splash-backs, inset Belfast style sink, built-in electric oven, induction hob and fridge. Feature original stone fireplace with stone hearth, laminate wood flooring, radiator, stairs ascend to the first floor with large cupboard under. Rear aspect window, door leads to;

UTILITY
7'8 x 5'7 (2.34m x 1.70m)
Fitted wall and base level units with solid wood worktops and mono-block tiled splash-backs, inset stainless steel sink unit with drainer, space and plumbing for a washing machine, built-in freezer. Tiled floor, radiator, dual aspect windows and obscured double glazed door leading to the garden.

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

LANDING
Loft hatch to loft space, doors lead off to both bedrooms and the bathroom.

BEDROOM ONE
14'1 x 9'9 (4.29m x 2.97m)
Feature fireplace with inset cast iron grate, radiator, tv point, front aspect window with lovely Forest Views.

BEDROOM TWO
11'2 x 7'7 (3.40m x 2.31m)
Radiator, tv point, rear aspect window overlooking the garden.

BATHROOM
8'5 x 5'4 (2.57m x 1.63m)
Comprising a modern white three piece suite to include a panelled bath with mains fed shower over, close coupled w.c and pedestal washbasin unit. Radiator, laminate wood flooring, partly tiled walls, airing cupboard housing the gas-fired combi boiler. Obscured rear aspect window.

PARKING
There is on road parking available.

OUTSIDE
The approximately 90ft rear garden is a particular feature of the property, offering generous space for outdoor seating, entertaining and recreation. Immediately adjoining the rear of the house are two useful brick-built outbuildings, which may offer potential for conversion into a home office or studio, subject to the necessary consents. Steps rise to a patio area, with a pathway continuing through the garden to a large lawn and a further patio beyond, complete with a greenhouse and shed. A gated pathway at the far end provides useful rear access.

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: A
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 our Mitcheldean office, proceed out of the town in the direction of the A4136, taking the second exit at the mini-roundabout signposted Cinderford and Coleford. Turn left at the Nailbridge traffic lights signposted Cinderford and continue to the town centre. Take the right turn into Market Street and continue along to Church Road. The property can be found on the left just before the Nags Head Public House.

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

