

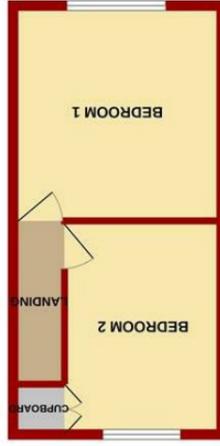


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

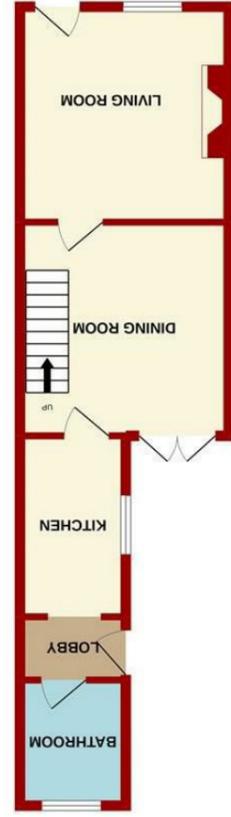
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																														
<table border="1"> <tr><td>Very good - low energy cost</td><td>A</td></tr> <tr><td>Good - low energy cost</td><td>B</td></tr> <tr><td>Good - medium energy cost</td><td>C</td></tr> <tr><td>Good - high energy cost</td><td>D</td></tr> <tr><td>Fair - low energy cost</td><td>E</td></tr> <tr><td>Fair - medium energy cost</td><td>F</td></tr> <tr><td>Fair - high energy cost</td><td>G</td></tr> <tr><td>Poor - low energy cost</td><td>H</td></tr> <tr><td>Poor - medium energy cost</td><td>I</td></tr> <tr><td>Poor - high energy cost</td><td>J</td></tr> </table>	Very good - low energy cost	A	Good - low energy cost	B	Good - medium energy cost	C	Good - high energy cost	D	Fair - low energy cost	E	Fair - medium energy cost	F	Fair - high energy cost	G	Poor - low energy cost	H	Poor - medium energy cost	I	Poor - high energy cost	J	<table border="1"> <tr><td>Very low</td><td>A</td></tr> <tr><td>Low</td><td>B</td></tr> <tr><td>Medium</td><td>C</td></tr> <tr><td>High</td><td>D</td></tr> <tr><td>Very high</td><td>E</td></tr> </table>	Very low	A	Low	B	Medium	C	High	D	Very high	E
Very good - low energy cost	A																														
Good - low energy cost	B																														
Good - medium energy cost	C																														
Good - high energy cost	D																														
Fair - low energy cost	E																														
Fair - medium energy cost	F																														
Fair - high energy cost	G																														
Poor - low energy cost	H																														
Poor - medium energy cost	I																														
Poor - high energy cost	J																														
Very low	A																														
Low	B																														
Medium	C																														
High	D																														
Very high	E																														



While every attempt has been made to ensure the accuracy of the location contained these measurements, dimensions, room sizes and any other items are approximate and not guaranteed to be true for any reason. Prospective purchasers should verify the accuracy of the location contained these measurements, dimensions, room sizes and any other items are approximate and not guaranteed to be true for any reason. As to any other items of energy cost the green.



1ST FLOOR



GROUND FLOOR



2 Forest Road  
 Cinderford GL14 2NR

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £210,000

A BEAUTIFULLY MAINTAINED TWO-BEDROOM END-OF-TERRACE COTTAGE dating back to Circa 1900. The property offers CHARMING and CHARACTERFUL ACCOMMODATION, including a cosy LIVING ROOM with WOOD BURNING STOVE, SEPARATE 12.FT DINING ROOM, FITTED KITCHEN, and DOWNTAIRS BATHROOM with TWO SPACIOUS DOUBLE BEDROOMS on the first floor.

The cottage further benefits from GAS-FIRED CENTRAL HEATING, DOUBLE GLAZING, and a PRIVATE ENCLOSED REAR GARDEN, along with CONVENIENT ACCESS TO THE TOWN CENTRE. AN IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS!

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 10 Miles (16 Kilometres) East Of The 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, 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, And A Local Market.

Cinderford Is Surrounded By Beautiful Woodland Areas, 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, And The Dean Heritage Centre.



Accessed via a upvc door leading into:

### LIVING ROOM

11'11 x 10'10 (3.63m x 3.30m)

Feature fireplace with wooden lintel and stone hearth, inset log burner, power points, tv point, phone point, radiator, double glazed window to front aspect, door leading into:

### DINING ROOM

12'00 x 11'09 (3.66m x 3.58m)

Stairs to first floor landing, power points, radiator, wooden flooring, ceiling light, wall lights, double glazed upvc patio doors leading out to the rear garden, door leading into:

### KITCHEN

10'01 x 6'09 (3.07m x 2.06m)

Modern fully fitted kitchen comprising of a range of wall and base mounted units with wood effect worktops, integrated one and a half bowl stainless steel sink and drainer with mixer tap above, electric oven with integrated four ring gas hob, glass splashback and cooker canopy above, plumbing for washing machine, space for tumble dryer, wall mounted worcester bosch gas combi boiler, part tiled walls, wood flooring, power points, side aspect window, opening into:

### LOBBY

Hatch giving access to loft space, ceiling light, wooden flooring, door leading into:

### BATHROOM

Modern fully fitted suite including a "P" shaped bath with

shower over and tiled surround, low level wc with concealed cistern, vanity hand basin with mixer tap above, radiator, extractor fan, tiled flooring, rear aspect window.

From the dining room, stairs lead up to the first floor:

### LANDING

Loft hatch giving access to loft space, doors into:

### BEDROOM ONE

11'11 x 9'11 (3.63m x 3.02m)

Power points with usb, radiator, front aspect window.

### BEDROOM TWO

11'9 x 9'02 (3.58m x 2.79m)

Built in storage/airing cupboard with radiator and wooden shelving, power points, radiator, rear aspect window overlooking the garden.

### OUTSIDE

At the front of the property, a wrought iron gate opens to a pathway leading to the front door, flanked by raised flower beds and enclosed by a charming walled surround. To the side, a second gate and footpath provide access to the well-maintained, south-facing rear garden. The garden features a block-paved seating area, a lawned section, and flower borders, all enclosed by fencing and a walled surround. Additionally, there is a summer house and block-built storage shed with lighting and two single-glazed windows, offering excellent potential for conversion into a home office.

### DIRECTIONS

From the Mitcheldean office, continue to the roundabout and take the turning onto the A4136. Proceed over Plump Hill until you reach the Nailbridge traffic lights. Take the left turning into Cinderford and proceed to the town centre, turn right at Church Road and turn left at Forest Road. The property can be found on the right hand.

### SERVICES

Mains water, drainage, gas and electricity.

### 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.

### PROPERTY SURVEYS

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