

30 Belle Vue Road
Cinderford GL14 2AG

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£400,000

Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS AND VERSATILE THREE/FOUR BEDROOM DETACHED FAMILY HOME, coming to the market FOR THE FIRST TIME IN ALMOST 40 YEARS. Occupying a GENEROUS PLOT APPROACHING ONE THIRD OF AN ACRE, the property enjoys a CONVENIENT TOWN CENTRE LOCATION, within easy reach of local shops and amenities. Offering excellent potential and generous space both inside and out, further benefits include OFF-ROAD PARKING FOR FOUR TO FIVE VEHICLES, A CARPORT, LARGE GARAGE AND WORKSHOP, together with a GENEROUS ENCLOSED GARDEN, making it an ideal choice for families seeking space and convenience.

The accommodation comprises: ENTRANCE HALL, STUDY / BEDROOM FOUR, DINING ROOM, LOUNGE, KITCHEN, CLOAKROOM, and UTILITY ROOM to the ground floor, with THREE BEDROOMS and a FAMILY BATHROOM to the first floor.

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 accessed via a small canopy porch with outside lighting. A upvc front door with obscure glazed panels inset and quarry tiled steps leads into the:

ENTRANCE HALL
14'05 x 16'08 (4.39m x 5.08m)
Ceiling light, stairs leading to the first floor, dado rail, power points, telephone point, single radiator, small window adjacent to the front door, access to understairs storage cupboard, solid timber doors into:

STUDY/BEDROOM FOUR
12'06 x 12'04 opening to 14'02 into bay (3.81m x 3.76m opening to 4.32m into bay)
Ceiling Light, chimney breast with electric fire inset, alcoves to either side, coving, dado rail, power points, radiator and front aspect double glazed bay window overlooking the front garden.

DINING ROOM
11'09 x 12'04 (3.58m x 3.76m)
Ceiling light, coving, exposed timber skirting boards, power points, single radiator, front aspect upvc double glazed window overlooking the front garden, opening and steps up into:

LOUNGE
22'07 x 12'01 (6.88m x 3.68m)
Feature brick and stone fireplace with wood burning stove inset, alcoves to either side, two ceiling lights, coving, power points, exposed skirting boards, large double radiator, front aspect upvc double glazed window overlooking the front garden, pair of upvc double glazed French doors opening onto the patio.

KITCHEN
8'01 x 9'09 (2.46m x 2.97m)
One and a half bowl, single drainer ceramic sink unit, mixer taps over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, electric hob, electric oven beneath, extractor hood over, tile effect laminate flooring, fireplace opening, ceiling light, rear aspect upvc double glazed window overlooking the rear garden.

REAR HALL
Gives access into:













CLOAKROOM

White suite including low level w.c, wash hand basin with taps over, half tiled walls, ceiling light, rear aspect upvc obscure double glazed window.

UTILITY

8'06 x 5'09 (2.59m x 1.75m)

Ceiling light, tongue & groove ceiling, belfast style sink unit, taps over, rolled edge worktops, tiled surrounds, space and plumbing for automatic washing machine, space for tumble dryer, space for undercounter fridge/freezer, power points, tiled flooring, rear aspect upvc Georgian bar double glazed window overlooking the garden, rear aspect upvc obscure double glazed door.

from the entrance hall, stairs lead up to the first floor:

LANDING

Ceiling light, coving, single radiator, power point, telephone point, side aspect upvc double glazed window, doors into:

BEDROOM ONE

14'08 x 12'06 (4.47m x 3.81m)

Chimney breast with alcoves to either side, coving, ceiling light, power points, single radiator, front aspect window.

BEDROOM TWO

11'10 x 12'04 (3.61m x 3.76m)

Ceiling light, directional ceiling spots, chimney breast with alcoves to either side, power points, single radiator, front aspect upvc double glazed window.

BEDROOM THREE

9'09 x 8'01 (2.97m x 2.46m)

Ceiling light, coving, built-in bedroom furniture to include double wardrobe, desk space ,shelving, power points, single radiator, rear aspect upvc double glazed window overlooking the garden.

FAMILY BATHROOM

White suite with close coupled w.c, pedestal wash hand basin with mixer tap over, P shaped bath with centre taps, mains fed shower over, shower screen, half tiled walls, upvc tongue & groove cladding to ceiling, access to roof space, double radiator, wall mounted electric heater, shaver light, shaver point, directional ceiling spots, door to the airing cupboard housing the Worcester fired gas central heating and domestic hot water boiler, hot water tank and slatted shelving space, side aspect double glazed window, rear aspect Georgian bar double glazed window.

GARAGE & PARKING

23'04 x 10'00 (7.11m x 3.05m)

Wrought iron gate to the rear giving access to the parking area suitable for four/five vehicles, further carport space.
Garage is accessed via a single up & over door with personal door and window to side, power and lighting.

OUTSIDE

From the utility, a small canopy porch opens onto the garden with an outside tap and external lighting. The rear garden features paved patio areas and stepping stones leading across the lawn, with a pathway continuing along the left-hand side of the property. There are well-stocked planted areas with flowers, shrubs and bushes, vegetable beds, small trees, a substantial pond with power supply, garden shed, greenhouse and a further garden store with power and lighting. A brick-paved covered seating area provides an ideal space for outdoor entertaining.

The front garden is approached via a wrought-iron gate set between two brick pillars, with steps rising to a pathway. A good-sized lawn with shrubs and bushes is enclosed by walling and hedging. The pathway continues along the left-hand side of the property, leading to the front door and providing access to the rear garden.

DIRECTIONS

From the Mitcheldean office proceed to the mini-roundabout turning right onto A4136, continue over Plump Hill, upon reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Continue through the town centre, on reaching the roundabout proceed straight over onto Belle Vue Road, continue for approximately 150 yards where the property can be found on the left hand side.

SERVICES

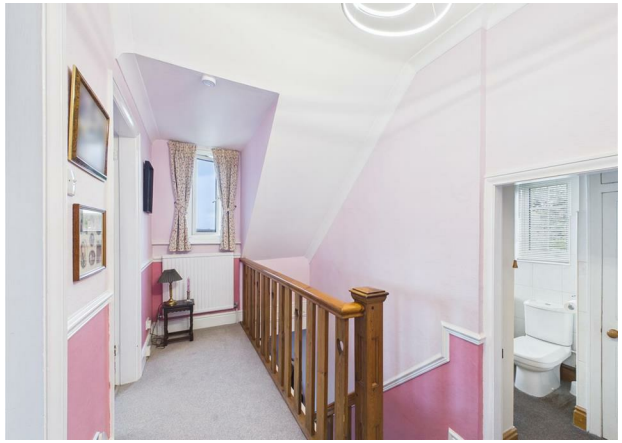
Mains water, drainage, electricity, gas.

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 water authority









LOCAL AUTHORITY

Council Tax Band: C
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.

MONEY LAUNDERING REGULATIONS

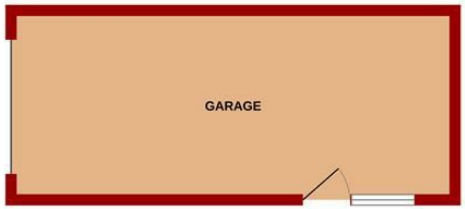
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)







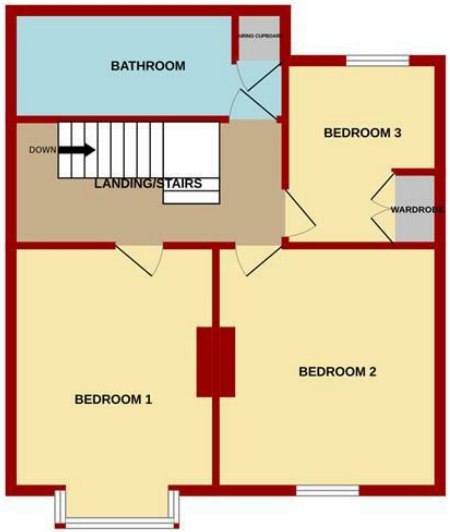
GARAGE
232 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

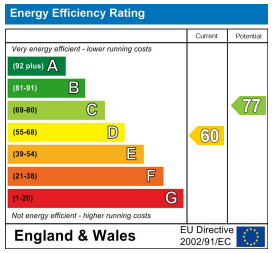


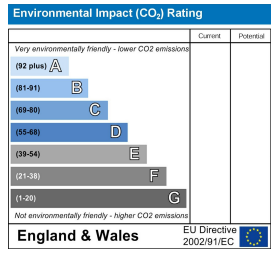
1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 sq.m.) approx.

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 error, 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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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.

