



14 Danby Close  
Cinderford GL14 2RL



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Asking Price £180,000

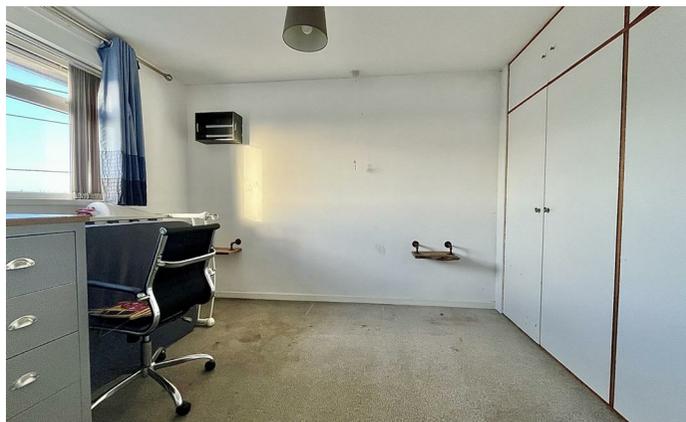
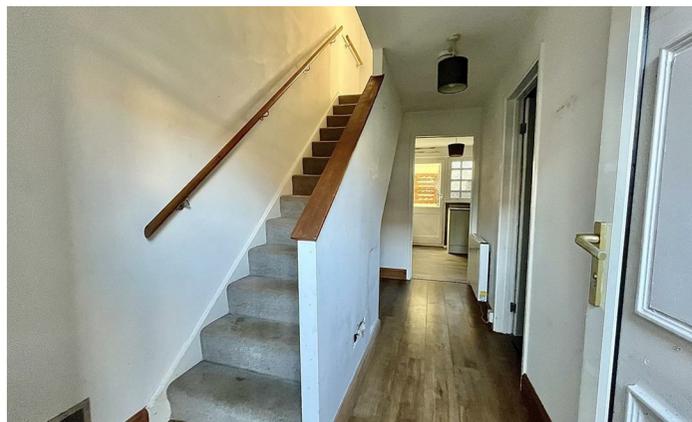
A THREE-BEDROOM SEMI-DETACHED PROPERTY in NEED OF REFURBISHMENT located within a short walk of Cinderford town centre and having the benefit of a 17FT. KITCHEN/DINER, 12FT. LIVING ROOM, OFF-ROAD PARKING FOR TWO VEHICLES to the front, an ENCLOSED WEST-FACING REAR GARDEN and being offered with NO ONWARD 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.





The property is approached from the front aspect via a door leading into;

### **ENTRANCE HALL**

Wall mounted electric heater, laminate wood flooring, stairs lead to the first floor landing, doors lead off to the living room and kitchen/diner.

### **LIVING ROOM**

12'00 x 10'09 (3.66m x 3.28m)

Wall mounted electric heater, front aspect window.

### **KITCHEN/DINING ROOM**

17'04 x 10'04 (5.28m x 3.15m)

Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer, integrated electric oven, hob and extractor hood. Space and plumbing for a washing machine and fridge/freezer, built in larder and store cupboards, rear aspect window overlooks the garden, a door leads to the rear lean-to with laminate wood flooring and door leading out to the rear garden.

### **LANDING**

Airing cupboard housing the hot water immersion tank, loft access, doors lead off to the three bedrooms and bathroom.

### **BEDROOM ONE**

10'09 x 8'10 (3.28m x 2.69m)

Full width built-in wardrobes, wall mounted electric heater, rear aspect window with lovely views of the Forest.

### **BEDROOM TWO**

9'10 x 7'11 (3.00m x 2.41m)

Wall mounted electric heater, front aspect window.

### **BEDROOM THREE**

9'01 x 7'02 (2.77m x 2.18m)

Wall mounted electric heater, over-stairs storage space, front aspect window.

### **BATHROOM**

8'02 x 5'04 (2.49m x 1.63m)

Comprising a wooden panelled bath with electric shower over, close coupled w.c and vanity washbasin unit, two obscured rear aspect windows.

### **PARKING**

There is a gravelled parking area for two vehicles in front of the property.

### **OUTSIDE**

Steps and a path leads to the down from the parking area to the front entrance, the path continues along the side of the property having a gated access to the rear garden. The sloping front garden is laid to lawn. The enclosed and private rear garden comprises areas laid to lawn and patio, brick built shed.

### **DIRECTIONS**

At the Nailbridge traffic lights on the A4136, take the turning signposted Cinderford and follow the road to the High Street. Take the first exit at the mini-roundabout into Dockham Road and continue past the Rugby Club on your left. Take the next left into Meadow Road, then take the second right turn into Worcester Road. Take the first right turn into Danby Close where the property can be found towards the end of the road on the right.

### **SERVICES**

Mains water, electricity, 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**

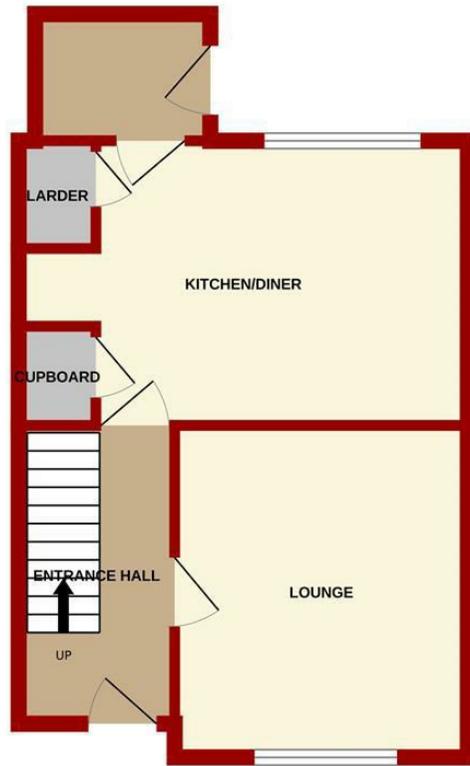
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### **PROPERTY SURVEYS**

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



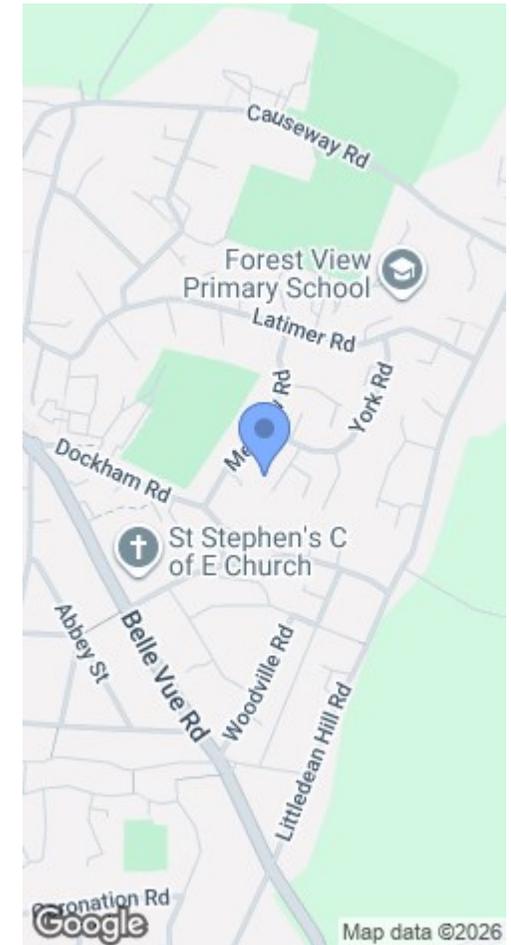
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
			74				
			47				

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.



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