



17 Heywood Road
Cinderford GL14 2PL



STEVE GOOCH
ESTATE AGENTS | EST 1985

£260,000

****NO ONWARD CHAIN**** A SPACIOUS THREE DOUBLE BEDROOM, TWO RECEPTION DETACHED COTTAGE SITUATED CLOSE TO THE TOWN CENTRE being IN NEED OF SOME UPDATING AND MODERNISATION. This CHARACTER COTTAGE offers 1,367SQ.FT OF WELL PROPORTIONED ACCOMMODATION making for an IDEAL FAMILY HOME, as well as a FRONT COURTYARD GARDEN, REAR GARDEN with BRICK BUILT STORE, DETACHED SINGLE GARAGE and WESTERLY VIEWS TOWARDS THE FOREST.

The accommodation comprises a 26.FT LIVING ROOM with FEATURE FIREPLACE and MULTI FUEL BURNING STOVE, DINING ROOM and KITCHEN on the ground floor with THREE DOUBLE BEDROOMS and FAMILY BATHROOM on the first floor. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

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.





A front aspect solid wood door leads into;

LIVING ROOM

26'11 x 10'11 (8.20m x 3.33m)

A bright and spacious room with a beautiful feature stone fireplace with multi fuel burning stove set on a raised stone hearth, radiators, two front aspect windows. A door leads into;

DINING ROOM

12'11 x 9'11 (3.94m x 3.02m)

Feature fireplace with stone hearth (currently boarded off), radiator, stairs lead up to the first floor landing with storage cupboard below, rear aspect upvc double glazed door leads out to the rear garden. Door leads into;

KITCHEN

11'0 x 10'4 (3.35m x 3.15m)

Comprising a range of wall and base level units with a mixture of solid wood and laminate worktops, inset double ceramic sink unit, built in electric oven with gas hob and extractor hood above. Space and plumbing for a washing machine and fridge/freezer. Wall mounted gas-fired boiler, tiled floor, radiator, rear aspect window.

LANDING

Exposed floorboards, rear aspect window, doors lead off to the three bedrooms and family bathroom.

BEDROOM ONE

15'10 x 11'0 (4.83m x 3.35m)

Feature fireplace with inset cast iron grate, exposed floorboards, radiator, two front aspect windows having Forest views.

BEDROOM TWO

10'11 x 10'8 (3.33m x 3.25m)

Feature fireplace with inset cast iron grate, exposed floorboards, radiator, loft access, front aspect window having Forest views.

BEDROOM THREE

10'0 x 10'0 (3.05m x 3.05m)

Exposed floorboards, radiator, rear aspect window.

FAMILY BATHROOM

11'0 x 10'6 (3.35m x 3.20m)

Comprises a four piece suite to include a corner Jacuzzi bath, walk-in mains fed shower cubicle, close coupled w.c and vanity washbasin unit. Heated towel rail, obscured side and rear aspect windows.

GARAGE & PARKING

There is a detached single garage with up and over door, power and lighting and space for one vehicle to the rear of the property.

OUTSIDE

An attractive stone walled courtyard garden sits to the front of the property, to the rear is an enclosed garden with patio seating area, shed with power and lighting and access to the garage.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136 signposted Coleford and Cinderford. Continue up over Plump hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Upon reaching the triangle in the town centre, proceed past, then take the next left into Heywood Road. Follow the road for a short distance where the property can be found on the right.

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

LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWING

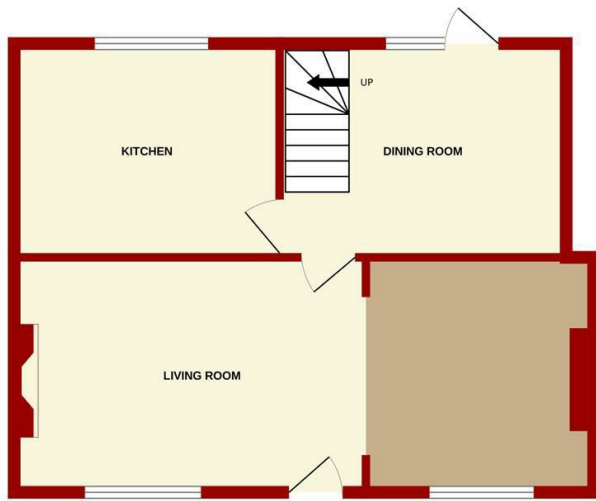
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

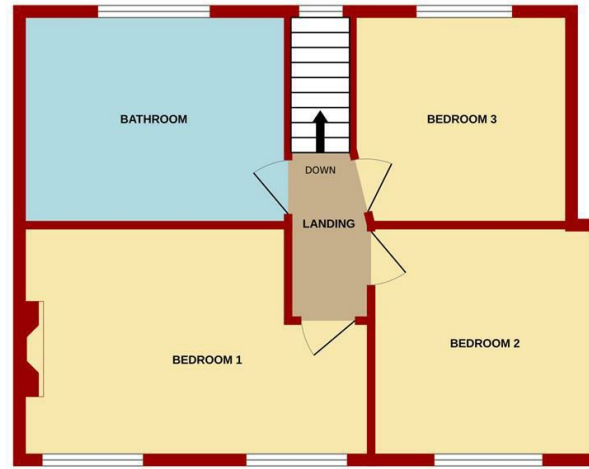
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



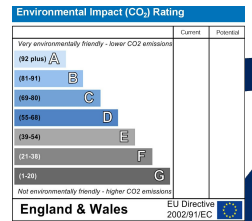
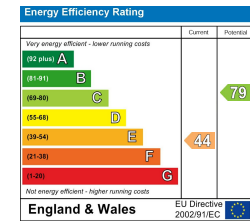
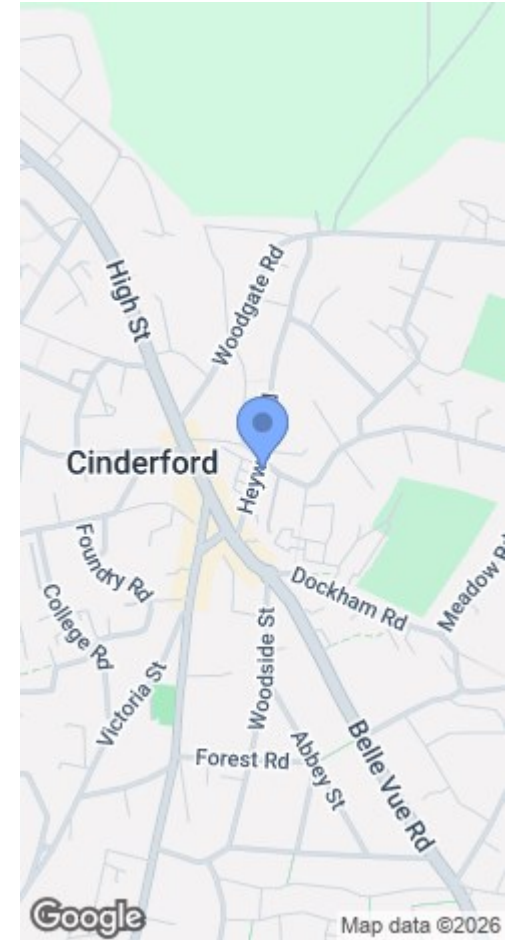
GROUND FLOOR



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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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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