



**15 Railway Road**  
**Cinderford GL14 3HH**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Offers Around £400,000

Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS FOUR-BEDROOM, TWO RECEPTION ROOM DETACHED FOREST PROPERTY, beautifully positioned BACKING ONTO WOODLAND. The home benefits from GAS CENTRAL HEATING, A GARAGE/WORKSHOP, OFF-ROAD PARKING, and LARGE ENCLOSED GARDENS APPROACHING ONE-FIFTH OF AN ACRE. The property is OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

The property comprises of ENTRANCE PORCH, REAR HALL, KITCHEN/BREAKFAST ROOM, DINING ROOM, SEPARATE LOUNGE and DOWNSTAIRS CLOAKROOM/SHOWER ROOM to the ground floor with FOUR BEDROOMS and FAMILY BATHROOM to the first floor.

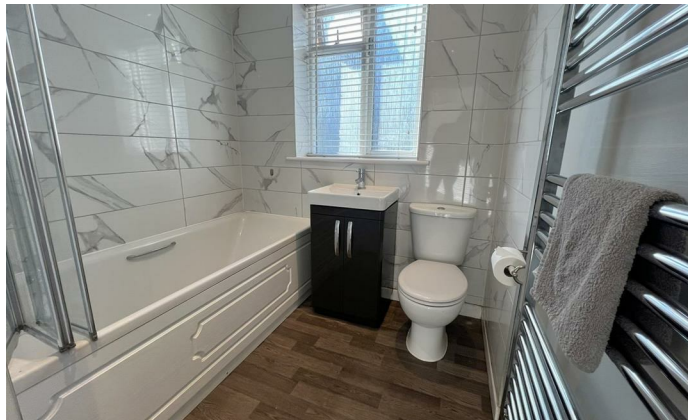
Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 14 miles (22.5 kms) east of the cathedral city of Gloucester.

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 upvc door with obscure glazed panel to side. This leads into the:

### ENTRANCE HALL

Single radiator, tiled flooring, wall light points, side aspect steel crittal window, doors giving access into:

### CLOAKROOM/SHOWER ROOM

White suite with close coupled w.c, vanity wash hand basin with cupboard underneath and monobloc mixer tap over, shower cubicle with mains fed shower and wet board surround, wall light, extractor fan, chrome heated towel radiator, tiled flooring, side aspect steel crittal obscure window.

### KITCHEN/BREAKFAST ROOM

18'05 x 12'01 (5.61m x 3.68m)

One and a half bowl, single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, tiled flooring, power points, under counter space for fridge and washing machine, former fireplace housing the range cooker, ceiling lights, coving, central heating timer and thermostat controls, double radiator, rear aspect sealed unit double glazed window overlooking the rear garden with views towards forest and woodland, side aspect sealed unit double glazed window overlooking the front garden, wooden panel door gives access into:

### REAR HALLWAY

12'04 x 4'05 (3.76m x 1.35m)

Stairs leading to the first floor, ceiling light, coving, dado rail, double radiator, power points, flagstone flooring, solid timber door with glazed panel above leading into the garden, rear aspect single glazed sash window with views overlooking the garden and towards forest and woodland, doors giving access into:

### DINING ROOM

13'06 x 12'09 (4.11m x 3.89m)

Lovely stone fireplace with large stone lintel and hearth, alcoves to either side, ceiling light, double radiator, power point, tv point, exposed timber floorboards, front aspect sash window overlooking the front garden.

### LOUNGE

18'04 x 12'04 (5.59m x 3.76m)

Stone fireplace with inset woodburning stove, feature exposed stone wall, alcoves to either side, ceiling light, coving, dado rail, wall light points, power points, two double radiators, tv point, dimmer switches, front aspect sash window overlooking the front garden, rear aspect sash window overlooking the rear garden with views towards forest and woodland.

From the rear hall, stairs lead up to the first floor:

### LANDING

Access to roof space, exposed ceiling timber, two ceiling lights, mains wired smoke alarm system, dado rail, double radiator, power point, front aspect single glazed window.

The landing continues with further ceiling lights, access to roof space, mains wired smoke alarm system, dado rail, front aspect sash window and sealed unit window overlooking the front garden, wooden panel door giving access into:

### BEDROOM ONE

12'05 x 12'06 (3.78m x 3.81m)

Ceiling light, single radiator, power points, tv point, side aspect sealed unit double glazed window with views towards forest and woodland.

### BATHROOM

White suite with modern bath, wooden side panel, mixer tap fitted over, mains fed shower with conventional and drencher head, folding shower screen, tiled walls, vanity wash hand basin with monobloc mixer tap over, close coupled w.c, wall mounted chrome heated towel radiator, inset ceiling spots, door to storage cupboard with slatted shelving space, extractor fan, side aspect sealed unit obscure double glazed window.

### BEDROOM TWO

15'01 x 10'09 narrowing to 8'07 (4.60m x 3.28m narrowing to 2.62m)

Ceiling light, lazyboy light switch, inset ceiling spots, power points, telephone point, double radiator, rear aspect single glazed sash window with views towards forest and woodland.

### BEDROOM THREE

9'10 x 8'07 (3.00m x 2.62m)

Ceiling light, double radiator, power points, rear aspect sash window overlooking the rear garden and towards forest and woodland.

### BEDROOM FOUR

9'00 x 9'05 (2.74m x 2.87m)

Ceiling light, power points, double radiator, front aspect sash window.

### OUTSIDE

The property is approached via a wrought iron gate set into a walled boundary, opening onto a front garden laid to shrubs, bushes, and flower borders. A gravel pathway

through the garden leads down to a gated driveway. Additional features include outside lighting.

Gated access opens into the generous rear garden, which is mainly laid to lawn with well-stocked flower borders, mature shrubs, and a feature tree. The garden backs directly onto forest and woodland, creating a private outlook. Further benefits include outside lighting, an outside tap, a patio seating area, and outside power points.

### AGENTS NOTE

There is a culvert located under the rear garden.

The vendor has informed us of work required to the roof estimated at circa £10,000.

### GARAGE & PARKING

14'07 x 12'03 (4.45m x 3.73m)

Driveway is suitable for parking two vehicles. This leads to a garage accessed via a single up & over door to the front, with personal door and window to rear, power and lighting.

### SERVICES

Mains water, drainage, electricity, gas.

### DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed along here turning right just after the Petrol Station into Valley Road, continue along proceeding straight over the mini roundabout continuing along to the t junction with St Whites Road. Turn left here and then immediately right onto Railway Road where the property can be found half way along on the right hand side.

### WATER RATES

Severn Trent Water Authority

### LOCAL AUTHORITY

Council Tax Band: D

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

### TENURE

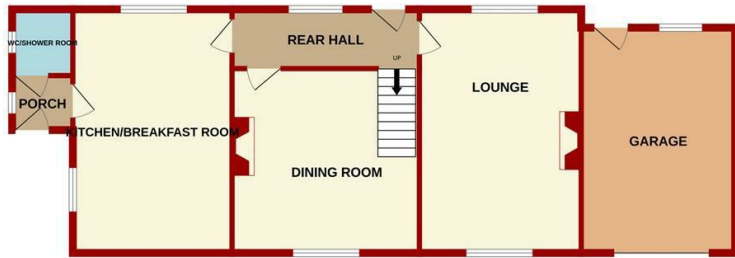
Freehold

### VIEWINGS

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.



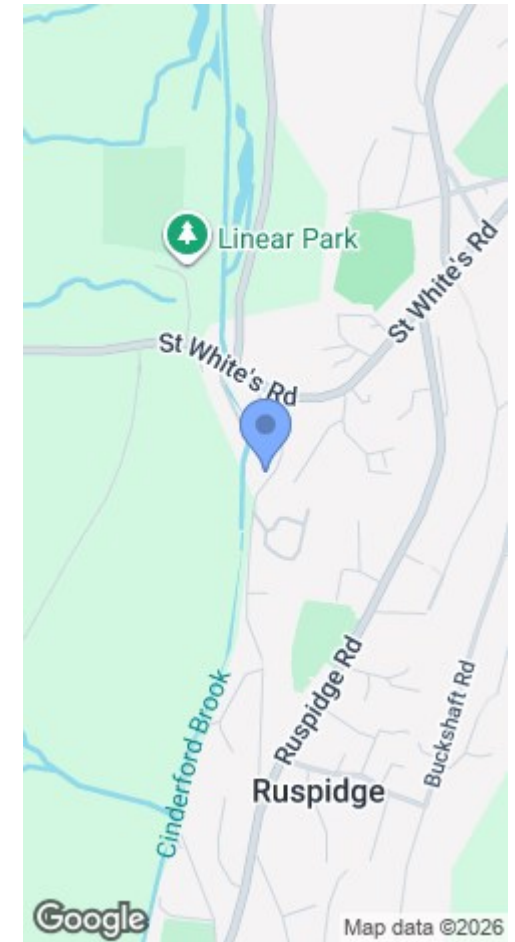
GROUND FLOOR



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		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) <b>A</b>			(81-91) <b>A</b>
(89-91) <b>B</b>			(69-80) <b>B</b>
(85-88) <b>C</b>			(55-68) <b>C</b>
(82-84) <b>D</b>			(39-54) <b>D</b>
(79-81) <b>E</b>			(21-38) <b>E</b>
(76-78) <b>F</b>			(1-20) <b>F</b>
(73-75) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		83	
		58	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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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