

GROUND FLOOR



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £90,000

A WELL PRESENTED ONE-BEDROOM STATELY ALBION 32'X12' PARK HOME FOR THE OVER 55'S located in the popular FOREST VIEW RESIDENTIAL PARK on the edge of Cinderford and benefitting from a LOW MAINTENANCE GARDEN, GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING and having been FURTHER INSULATED IN RECENT YEARS. The park home is LOCATED A SHORT WALK FROM THE COMMUNAL CAR PARK and there is a BUS STOP AT THE ENTRANCE TO THE SITE.

The accommodation comprises an ENTRANCE HALL, OPEN PLAN LIVING/KITCHEN ROOM, DOUBLE BEDROOM and a SHOWER ROOM.

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 side aspect upvc double glazed door leads into;

ENTRANCE HALL

Radiator, doors lead off to the living/kitchen room, bedroom and shower room.

BEDROOM

11'7" x 7'9" (3.53m x 2.36m)

A double sized room with radiator, side aspect window.

SHOWER ROOM

7'7" x 4'7" (2.31m x 1.40m)

Comprising a corner cubicle with electric shower and tiled surround, low level w.c and vanity washbasin. Radiator, obscured side aspect window.

LIVING/KITCHEN ROOM

16'9" x 11'8" (5.11m x 3.56m)

A comfortable and light space, the kitchen area comprises 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, space for a gas or electric cooker, space and plumbing for a washing machine and fridge/freezer. Radiators, triple aspect windows and side aspect sliding patio doors from the lounge area lead out to the garden.

OUTSIDE

A paved pathway leads to the main entrance, the garden lies to either side of the park home and is a pleasant space with various potted plants and shrubs. There is a shed with power (ideal for storing a freezer and tumble dryer).

PARKING

The residents and visitors of the site benefit from a communal car park at the sites entrance.

AGENTS NOTE

The annual ground rent/maintenance charge is £1689.96 which include water rates (excluding drainage).

DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights signposted to Cinderford. Proceed along here passing the garage on the right hand side taking the next right into Valley Road. Continue along Valley Road taking the first exit at the mini roundabout, follow the road for a short distance where the park home site can be found on the left hand side.

SERVICES

Mains gas, electric, water and 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.

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold in Perpetuity. According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. That's because all you are buying is the static caravan itself. The land remains the property of the park owner at all times

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).

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)