

41Y Church Road
Cinderford GL14 3EH

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £300,000

AN INDIVIDUAL THREE DOUBLE BEDROOM DETACHED HOME, offered with NO ONWARD CHAIN and enjoying FINE PANORAMIC VIEWS ACROSS THE FOREST. Conveniently situated on Church Road, within easy reach of the town's amenities, this distinctive property offers SPACIOUS AND VERSATILE SPLIT-LEVEL ACCOMMODATION, with the main living areas thoughtfully positioned on the upper floor to make the most of the delightful WEST-FACING VIEWS. Further benefits include a WEST-FACING REAR GARDEN WITH PRIVATE TERRACE, DRIVEWAY PARKING FOR TWO TO THREE VEHICLES, an ATTACHED SINGLE GARAGE and GAS-FIRED CENTRAL HEATING.

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 solid wooden glazed entrance door leads into:

FRONT PORCH
4'4 x 5'8 (1.32m x 1.73m)
Having tiled flooring, lighting and a further solid wooden door with frosted glazing leading into:

ENTRANCE HALL
5'5 x 5'9 (1.65m x 1.75m)
Having a radiator and central heating thermostat controls. A half flight of stairs leads up to the first floor living accommodation, with further stairs descending to the lower ground floor. Doors provide access to bedroom three and the cloakroom.

BEDROOM THREE
8'2 x 9'3 (2.49m x 2.82m)
A double bedroom having a radiator, access to the loft space and a window overlooking the front aspect.

CLOAKROOM
6'11 x 3'1 (2.11m x 0.94m)
Fitted with a close-coupled WC and vanity washbasin unit with tiled splashbacks, shaver point, radiator and frosted window to the front aspect.

FIRST FLOOR LANDING
Having an airing cupboard housing the hot water immersion tank, access to the loft space and doors leading to the kitchen/breakfast room and lounge/diner.

KITCHEN/BREAKFAST ROOM
12'4 x 8'7 (3.76m x 2.62m)
Fitted with a range of wall and base units complemented by laminate worktops and tiled splashbacks, incorporating an inset one-and-a-half-bowl sink unit with drainer. Integrated appliances include an electric oven, gas hob and extractor hood, with additional space for a fridge/freezer. Further features include a fitted breakfast table, serving hatch, radiator and window to the side aspect.

A solid wooden glazed door leads into the side porch, having a uPVC double-glazed external door with steps descending to the driveway and a further window to the side aspect.

LOUNGE/DINER
23'1 x 11'7 (7.04m x 3.53m)
A wonderfully bright and spacious reception room, offering ample space for both comfortable seating and dining furniture. A living-flame gas fire with a gas-fired back boiler serving the central heating system provides a focal point to the room, complemented by alcoves to either side and two radiators. A large rear-facing window and sliding patio doors allow plenty of natural light to flood the room, whilst perfectly framing the beautiful panoramic views across the forest. The patio doors open directly onto the balcony, providing an ideal spot to sit, relax and enjoy the delightful westerly outlook.

LOWER GROUND FLOOR HALLWAY
9'5 x 3'0 (2.87m x 0.91m)
Having a radiator, useful large storage cupboard and doors leading to bedrooms one and two and the family bathroom.

BEDROOM ONE
12'6 x 9'4 (3.81m x 2.84m)
A generously proportioned double bedroom having a radiator and sliding patio doors opening directly onto the rear garden, allowing plenty of natural light and providing a lovely connection to the outside space.

BEDROOM TWO
11'8 x 11'8 (3.56m x 3.56m)
A further double bedroom having a radiator and window overlooking the front aspect.

FAMILY BATHROOM
8'9 x 8'8 (2.67m x 2.64m)
Fitted with a suite comprising a panelled bath, separate corner shower enclosure with Bristan electric shower, twin vanity washbasin unit and close-coupled WC. Further features include tiled flooring, radiator and frosted window to the side aspect.

OUTSIDE
To the front of the property, the driveway is bordered by established flower beds, with steps and a pathway leading along the side of the house to the rear garden.
Enjoying a desirable west-facing aspect, the rear garden provides a wonderful setting from which to appreciate the property's elevated position and panoramic forest views. A spacious and private terrace offers an ideal space for outdoor dining, entertaining or simply relaxing whilst taking in the delightful surroundings. The garden continues to a lower level, which includes a greenhouse and offers further opportunities for gardening and outdoor enjoyment.

DRIVEWAY PARKING AND ATTACHED SINGLE GARAGE
Gated access opens onto a tarmac driveway providing off-road parking for two to three vehicles, complemented by attractive flower bed borders. The attached single garage is accessed via an up-and-over door and benefits from power, lighting and a small window to the rear aspect.

SERVICES
Mains water, electricity, drainage and 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 - TBC.

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

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)

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.

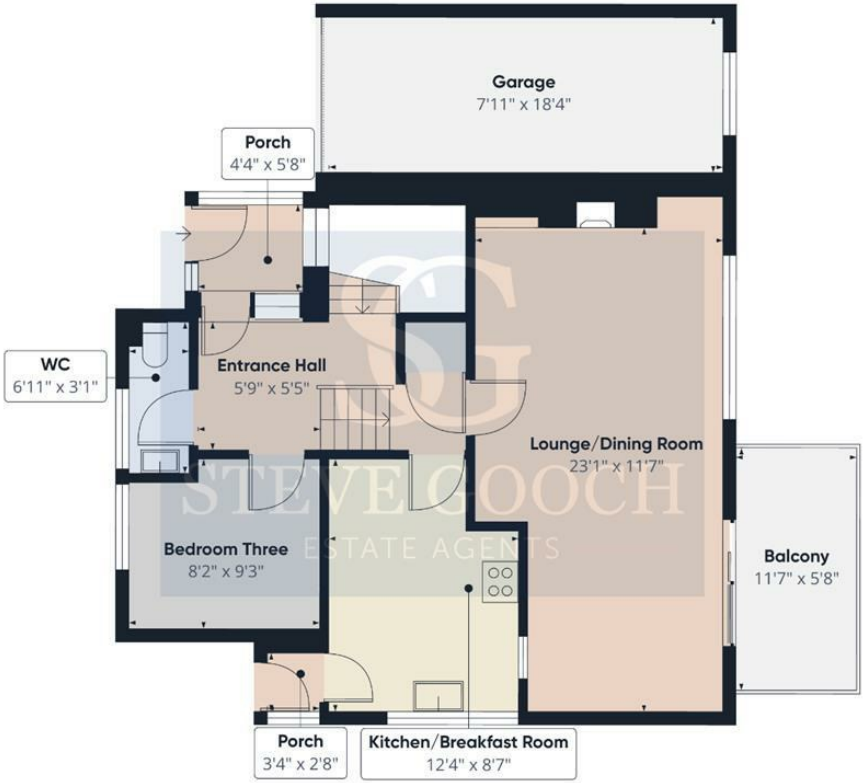
DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout, turning right onto Plump Hill. Proceed along this road until reaching traffic lights, turn left immediately after the traffic lights signposted Cinderford. Follow the road until reaching Cinderford town centre, turning right at The Triangle, proceed along this road for around a mile, and the property can be found on your right hand side,

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

AWAITING VENDOR APPROVAL

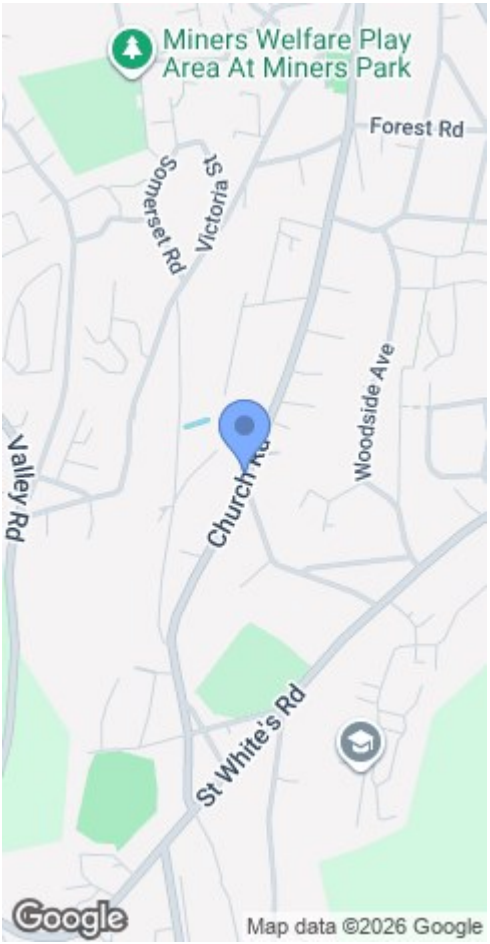


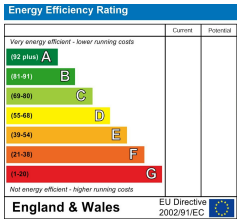
Floor 0

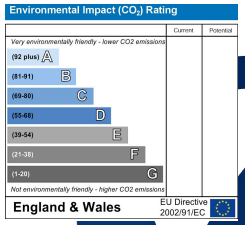


Floor 1









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.