

7 Southwood Close
Cinderford GL14 2PR

STEVE GOOCH
ESTATE AGENTS | EST 1985

Open To Offers £190,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM FAMILY HOME in need of updating and modernisation, comprising of:

ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN and LEAN-TO with DOWNSTAIRS CLOAKROOM,to the first floor - THREE BEDROOMS AND FAMILY BATHROOM.

The property benefits from gas central heating, mostly double glazed, large enclosed garden, 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.













Accessed via a canopy style porch with outside lighting giving access to the front door of UPVC double glazed construction with obscure glazed panels inset. Gives access to:

ENTRANCE HALL
Stairs leading to first floor, ceiling light, mains wired smoke alarm, single radiator, power points, telephone point, door gives access into:

LOUNGE
17'3" x 10'6" narrowing to 9'0" (5.26m x 3.20m narrowing to 2.74m)
Feature fireplace with living flame gas fire inset, tiled surround, ceiling light, power points, single radiator, three front aspect windows overlooking the front garden, opening into:

DINING AREA
8'10 x 8'1" (2.69m x 2.46m)
Ceiling light, double radiator, power point and rear aspect window overlooking rear garden. An arched opening leads into:

KITCHEN
14'7" x 7'9" opening to 9'4" (4.45m x 2.36m opening to 2.84m)
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, ceiling light, single radiator, cooker point, door to understairs storage cupboard, rear aspect window overlooking the rear garden. Glazed panel door gives access to

LEAN-TO
18'3" x 7'4" (5.56m x 2.24m)
Butler sink with hot and cold taps over, double radiator, plumbing for washing machine, side aspect door and single glazed window, door gives access to:

CLOAKROOM
White suite with close coupled W.C, lighting, side aspect window.

Stairs to the first floor and to:

LANDING
Side aspect window overlooking the garden, power point, door to storage cupboard housing the central heating and domestic hot water boiler, access to roof space, mains wired smoke alarm.

BEDROOM ONE
13'8" x 10'2" (4.17m x 3.10m)
Ceiling light, single radiator, power points, front aspect window with far reaching views towards forest and woodland and the Welsh Mountains in the distance.

BEDROOM TWO
14'7" x 8'4" (4.45m x 2.54m)
Ceiling light, single radiator, power points, wall light, built in storage cupboard, rear aspect window overlooking rear garden.

BEDROOM THREE
9'7" x 9'10" (2.92m x 3.00m)
Ceiling light, single radiator, power point, front aspect window overlooking the front garden with far reaching views.

BATHROOM/WET ROOM
This fully tiled room comprises white suite with close coupled W.C, pedestal wash hand basin, non-slip flooring and floor drain, shower curtain rail, fitted electric shower and wall mounted seat, single radiator, rear aspect obscure window.

OUTSIDE
The property is accessed via a metal gate, double gates to side, lawned area to the left hand side. Pathway to the right of the property, outside lighting, leading to the rear garden, outside tap, large lawned area, paved pathway leading to the shed, enclosed by fencing and hedging surround.

SERVICES
Mains water, drainage, electricity and gas. Standard Broadband.

WATER RATES
Severn Trent Water Authority - rate TBC.

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

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.

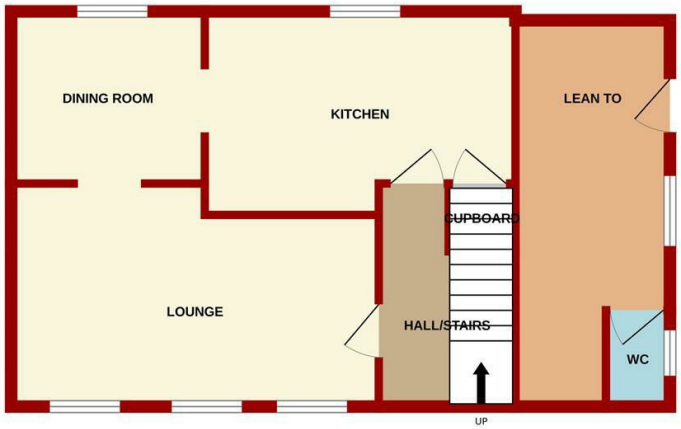
MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the 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 the A4136, continue up over Plump Hill and upon reaching the traffic lights at Nailbridge left, signposted Cinderford. Proceed through the town centre turning left in Heywood Road, taking the turning right into Edgehills Road then take the third right into Southwood Close where the property can be found at the end on the left hand side.

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



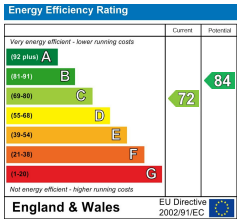
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

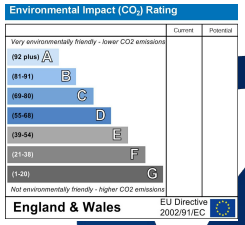


TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

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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