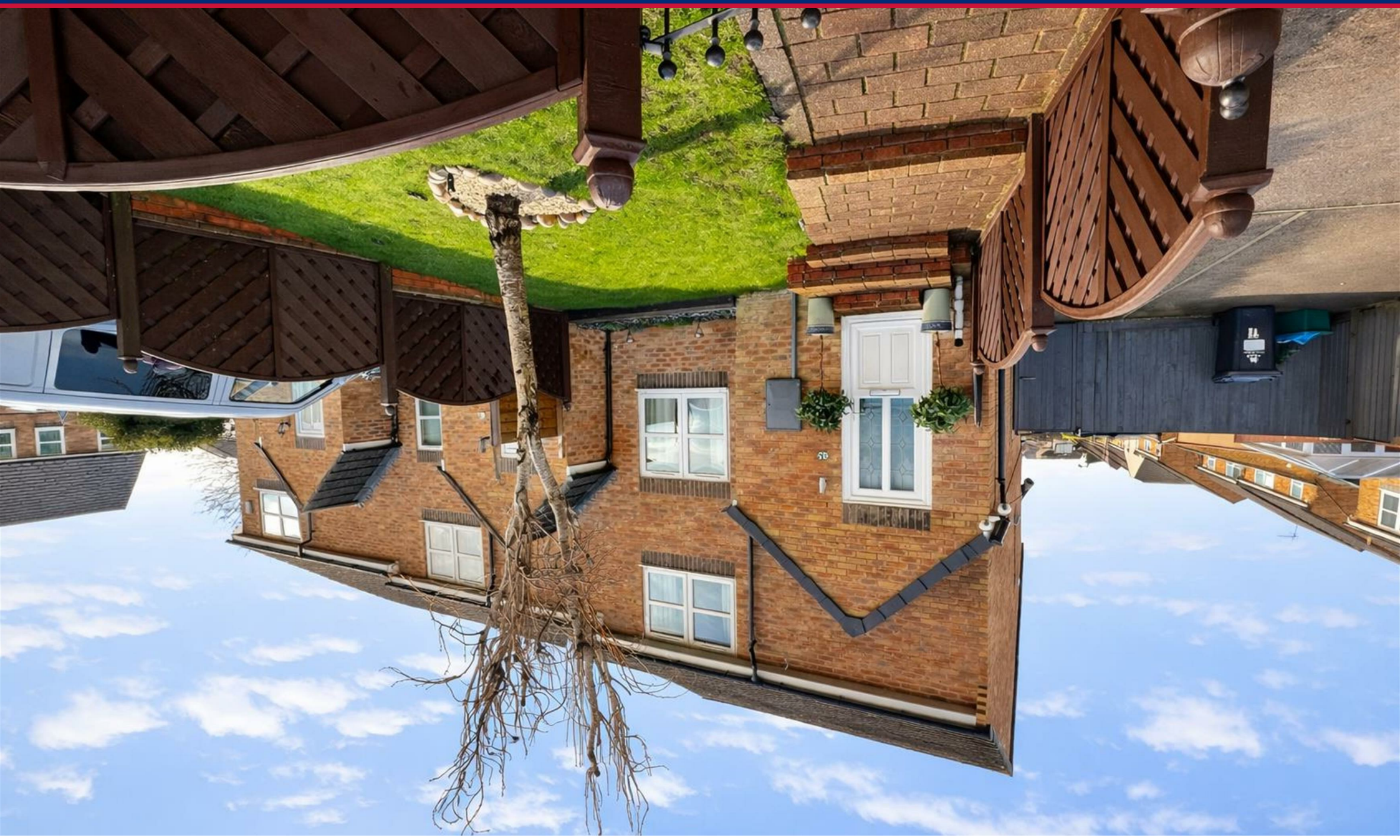
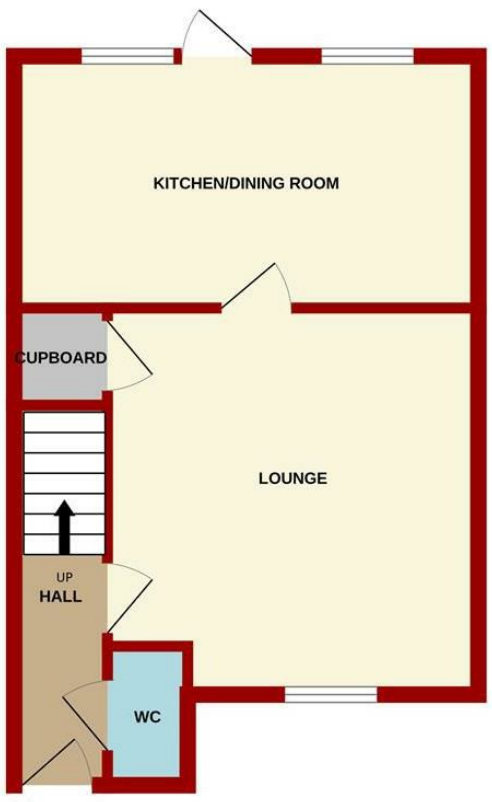
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Cinderford GL14 2JH

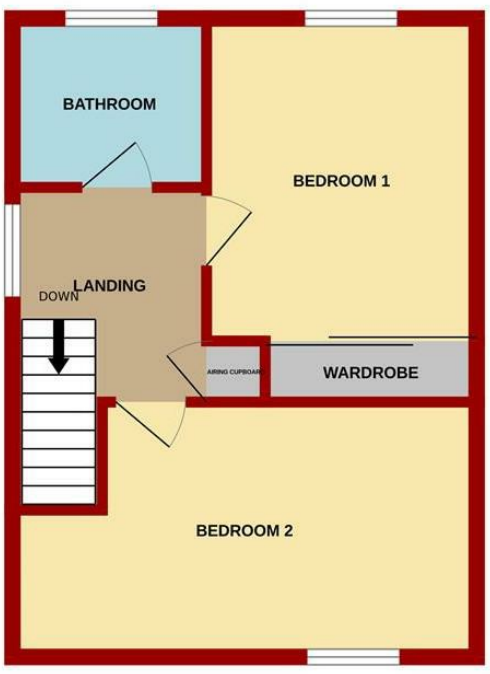
STEVE GOOCH
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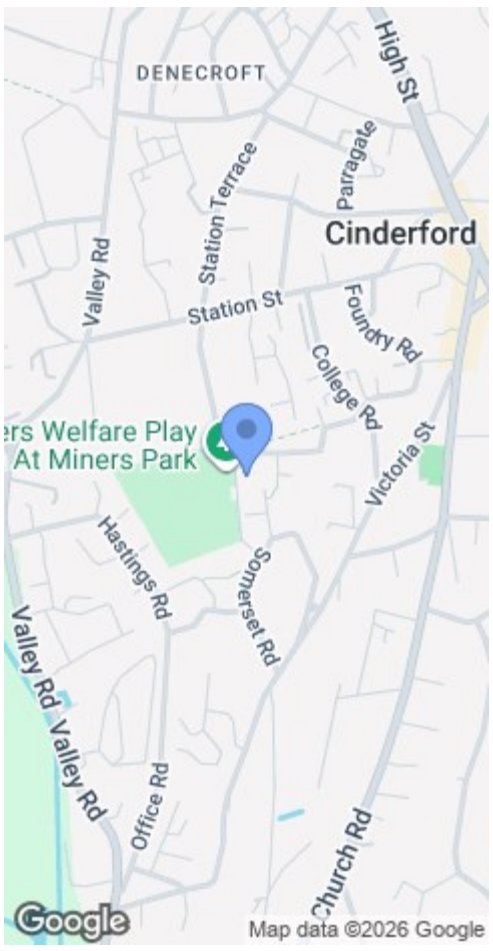


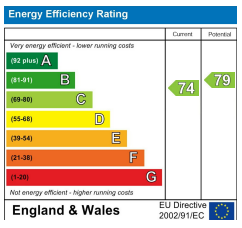
GROUND FLOOR

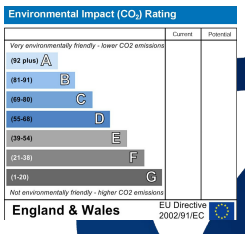


1ST FLOOR









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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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.

£220,000

Steve Gooch Estate Agents are delighted to offer for sale this VERY WELL PRESENTED TWO DOUBLE BEDROOM END-TERRACED HOUSE, benefiting from OFF-ROAD PARKING FOR TWO VEHICLES and ENCLOSED FRONT AND REAR GARDENS WITH VIEWS OVER FOREST AND WOODLAND. Additional features include UPVC FASCIAS AND GUTTERING, GAS CENTRAL HEATING, and DOUBLE GLAZING.

The property comprises: ENTRANCE HALL, CLOAKROOM, LOUNGE, and KITCHEN / DINING ROOM to the ground floor, with TWO DOUBLE BEDROOMS and a 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.



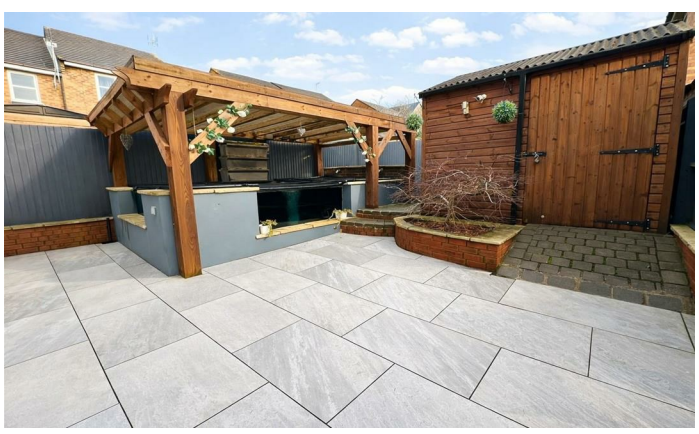












The property is accessed via a upvc obscure obscure leadlight glazed panel door leading into the:

ENTRANCE HALL
Stairs leading to the first floor, central heating thermostat controls, double radiator, inset ceiling spots, coving, electrical consumer unit, power points, telephone and internet point, wooden flooring, wooden panel doors leads into:

CLOAKROOM
White suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, ceiling light, extractor fan, half tiled walls, tiled flooring, single radiator.

LOUNGE
13'10 x 13'03 (4.22m x 4.04m)
Inset ceiling spots, dimmer switch, coving, power points with usb points, single radiator, tv point, continuation of the wood laminate flooring, door to understairs storage cupboard with lighting, hanging rails and shelving, front aspect upvc double glazed window overlooking the front garden and towards the field and playing park.

KITCHEN/DINER
16'07 x 9'00 (5.05m x 2.74m)
Kitchen- Single bowl, single drainer stainless steel sink unit, monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, inset ceiling spots, coving, four-ring electric hob with double electric oven beneath, filter hood above, wall mounted gas fired central heating and domestic hot water boiler, space and plumbing for automatic washing machine, space for fridge/freezer, tiled flooring, low level cupboard lighting, rear aspect upvc double glazed window overlooking the rear garden, obscure glazed panel door opening onto the garden.

Dining Area- Continuation of the inset ceiling spots, continuation of the coving, power points, continuation of the tiled flooring, double radiator, rear aspect upvc double glazed window overlooking the rear garden.

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

LANDING
Access to roof space, ceiling light, power points, underfloor heating controls for the bathroom, side aspect upvc double glazed window, door to airing cupboard with slatted shelving space and radiator, doors into:

BEDROOM ONE
11'06 x 9'08 (3.51m x 2.95m)
Ceiling light, coving, range of built-in wardrobes with three mirrored sliding doors, hanging and shelving options, double radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM TWO
16'08 x 9'01 (5.08m x 2.77m)
Ceiling light, coving, power points, single radiator, front aspect upvc double glazed window overlooking the front garden with far reaching views over the playing field and towards forest and woodland.

BATHROOM
White suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, shower enclosure with mains fed shower, conventional and drencher head, heated towel radiator, underfloor heating, fully tiled walls and flooring, inset ceiling spots, extractor fan, rear aspect upvc obscure double glazed window.

PARKING
Parking for two vehicles.

OUTSIDE
The front garden is approached via a wrought-iron gate, with wooden panels enclosing a neat lawn, small gravelled area and a paved path to the front door, complemented by external lighting.

Gated side access leads to the rear garden, enclosed by fencing and featuring a paved patio and seating area, low dwarf walls with integrated low-level lighting, a striking feature fish tank, two outside taps, outside power points, and a timber double-door garden shed with power, lighting and a ramp.

The property benefits from low-maintenance uPVC fascias and guttering.

DIRECTIONS
From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. continue up over Plump Hill and upon reaching thetraffic lights at Nailbridge, turn left signposted to Cinderford. Continue towards the town centre, taking the fourth turning right into Valley Road. Take the third turning left into Station Street, turning right into Barleycorn Square. As you reach the 90 degree left hand bed, filter right into Boseley Way where the property can be found on the left hand side.

SERVICES
Mains water, drainage, electricity, gas.
Underfloor heating to bathroom

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.

TENURE
Freehold

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

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 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)