

98 St. Whites Road
Cinderford GL14 3HB

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £200,000

A BEAUTIFULLY RENOVATED THREE-BEDROOM RED BRICK MID-TERRACE PROPERTY, offering BRIGHT AND SPACIOUS ACCOMMODATION arranged over THREE FLOORS and benefitting from TWO RECEPTION ROOMS and TWO BATHROOMS. Pleasantly positioned on the EDGE OF CINDERFORD, the property enjoys easy access to LINEAR PARK and WOODLAND WALKS CLOSE BY, making it ideal for those who enjoy the outdoors. Further benefits include an ENCLOSED WEST-FACING REAR GARDEN, while the stylish and well-proportioned accommodation makes this an excellent opportunity for FIRST-TIME BUYERS and those seeking a READY-TO-MOVE-IN HOME.

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 front aspect upvc door with small sash window to side leads into;

ENTRANCE HALL
Durable LV flooring, stairs ascend to the first floor, and descend to the lower ground floor. Doors lead off to the sitting room, bedroom three/reception room and shower room.

BEDROOM THREE/RECEPTION
9'2 x 12'11 (2.79m x 3.94m)
Chimney breast with fitted shelving in both alcoves, radiator, front aspect window.

SITTING ROOM
9'1 x 13'4 (2.77m x 4.06m)
Chimney breast with fitted shelving in both alcoves, radiator, rear aspect window overlooking the garden.

SHOWER ROOM
5'8 x 5'8 (1.73m x 1.73m)
Comprising a newly fitted three piece white suite to include a mains fed shower cubicle with wet board surround, close coupled w.c and vanity washbasin unit. There is a heated ladder towel rail and an obscured rear aspect window.

FIRST FLOOR LANDING
Loft access to insulated loft space, doors lead off to bedrooms one and two, study/dressing room and the shower room.

BEDROOM ONE
9'3 x 13'4 (2.82m x 4.06m)
Two built-in single wardrobes with overhead storage cupboards, radiator, front aspect window.

BEDROOM TWO
9'2 x 10'8 (2.79m x 3.25m)
Radiator, rear aspect window overlooking the garden.

STUDY/DRESSING ROOM
5'2 x 4'1 (1.57m x 1.24m)
With a built-in over-stairs cupboard, radiator and a small front aspect sash window.

SHOWER ROOM
5'10 x 8'11 (1.78m x 2.72m)
A newly fitted white three piece suite to include a walk-in mains fed shower with wet-board surround, vanity washbasin unit and close coupled w.c. A cupboard houses the brand new Worcester gas-fired combi boiler, there is a heated towel rail and an obscured rear aspect window.

LOWER GROUND FLOOR HALL
Built-in storage cupboard, radiator, LV flooring, door to utility/boot room, opens through to the kitchen.

UTILITY/BOOT ROOM
4'7 x 4'4 (1.40m x 1.32m)
Space and power for a fridge/freezer, obscured rear aspect window.

KITCHEN
7'11 x 14'2 (2.41m x 4.32m)
Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer. Space for a freestanding cooker, space and plumbing for a washing machine. Tiled flooring, radiator, rear aspect window and solid wood glazed door leading out to the rear garden. Leads through to;

DINING ROOM
7'6 x 12'3 (2.29m x 3.73m)
LV flooring, radiator.

PARKING
On road parking is available on nearby roads.

OUTSIDE
The generous west facing rear garden has a private patio seating area with external power points and retractable canopy, there is still scope for the next owners to add their own stamp to the garden.

DIRECTIONS
From Mitcheldean take the A4136 up over Plump Hill and upon reaching the Nailbridge traffic lights turn left signposted Cinderford. Take the second turning right on to Broadmoor Road, this leads on to Forest Vale Road. Upon reaching the mini roundabout turn right. Continue along Valley Road and at the T junction with St. Whites Road the property can be found directly opposite.

SERVICES
Mains water, drainage, electricity and gas
New gas boiler 2025

TENURE
Freehold

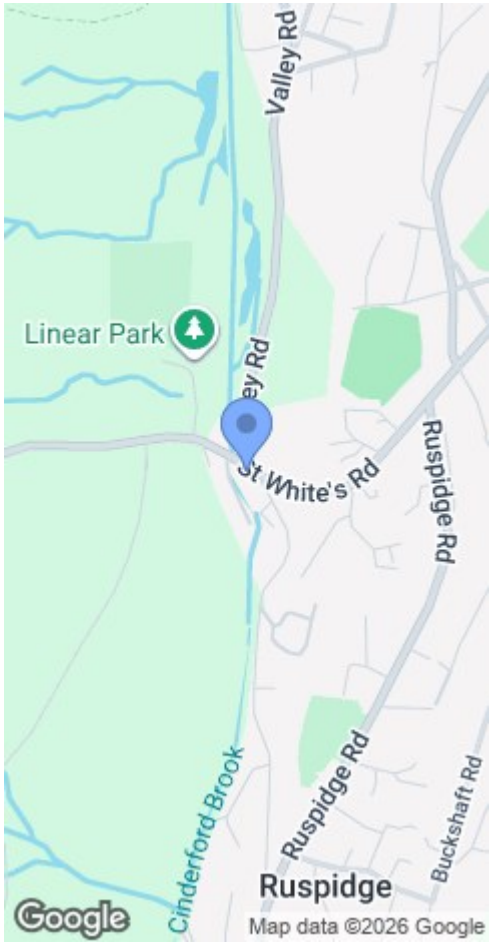
LOCAL AUTHORITY
Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

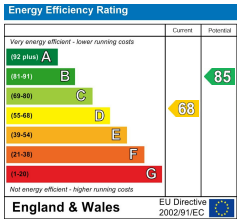
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

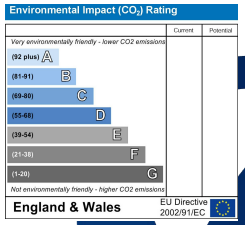
PROPERTY SURVEYS
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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)









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.