

6 Edmunds Way
Cinderford GL14 3FD

STEVE GOOCH
ESTATE AGENTS | EST 1985

£230,000

Steve Gooch Estate Agents are delighted to offer for sale this WELL-PRESENTED THREE BEDROOM END OF TERRACE FAMILY HOME, benefitting from a RECENTLY FITTED MODERN KITCHEN AND BATHROOM SUITE, OFF-ROAD PARKING FOR TWO VEHICLES and FRONT AND ENCLOSED REAR GARDENS. Offering spacious and well-proportioned accommodation throughout, the property comprises an entrance hall, lounge/diner, kitchen/breakfast room, rear hall, DOWNSTAIRS WC, THREE BEDROOMS and a FAMILY BATHROOM. Further benefits include GAS CENTRAL HEATING and DOUBLE GLAZING.

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.

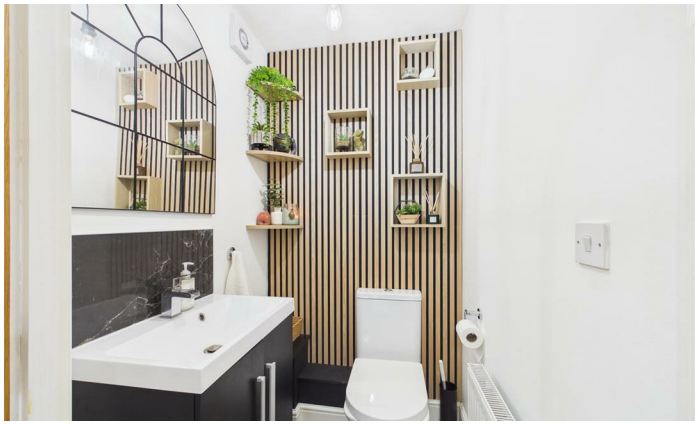
Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

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 canopy style entrance porch over a uPVC obscure glazed panel front door.

ENTRANCE HALL
3'10 x 3'6 (1.17m x 1.07m)
Stairs leading to the first floor, ceiling light, electric consumer unit, Hive thermostat control, single radiator, engineered timber floor, solid oak door gives access to:

LOUNGE
13'6 x 12'7 (4.11m x 3.84m)
Ceiling light, wall light points, double radiator, powerpoints, TV point, telephone point, engineered timber floor, understairs storage area, front aspect uPVC double glazed window overlooking the front garden with views over the forest. Glazed panel door gives access to:

KITCHEN
9'6 x 11'5 (2.90m x 3.48m)
A newly fitted kitchen comprising of a range of base and wall mounted units, one and a half bowl sink unit with integrated food waste disposal, quartz worktops with built in drainer and matching upstands, AEG five ring gas hob, Bosch electric oven, AEG extractor fan, gas fired central heating and domestic hot water boiler, under cupboard lighting, powerpoints, space for automatic washing machine, integrated dishwasher, space for free-standing fridge / freezer, LVT herringbone style flooring, rear aspect uPVC window overlooking the rear garden. Solid oak door gives access to:

REAR HALL
4'11 x 3'10 (1.50m x 1.17m)
Ceiling light, single radiator, herringbone LVT flooring, obscure double glazed panel door leading to the rear garden. Solid oak door gives access to:

CLOAKROOM
4'3 x 3'10 (1.30m x 1.17m)
Ceiling light, extractor fan, close coupled WC, vanity wash hand basin with cupboards beneath and mixer tap over, tiled splashback, single radiator.

Accessed via the entrance hall, stairs lead to the first floor:

LANDING
8'9 x 6'1 (2.67m x 1.85m)
Ceiling light, access to roof space with drop down ladder, powerpoints, door to airing cupboard with slatted shelving space, solid oak doors leading to all bedrooms and bathroom.

BEDROOM ONE
13'9 x 8'8 (4.19m x 2.64m)
Ceiling light, large recess for free standing wardrobe, powerpoints, TV point, telephone point, single radiator, front aspect uPVC double glazed window overlooking woodland.

BEDROOM TWO
9'8 x 9'3 (2.95m x 2.82m)
Ceiling light, feature wood panelling, single radiator, powerpoints, rear aspect uPVC double glazed window overlooking the rear garden.

BEDROOM THREE
7'7 x 6'9 (2.31m x 2.06m)
Ceiling light, over stairs storage cupboard, single radiator, powerpoints, TV point, telephone point, front aspect uPVC double glazed window with woodland views.

BATHROOM
6'6 x 6'1 (1.98m x 1.85m)
Inset ceiling spot lighting, extractor fan, P-shaped bath with tiled surround and storage recesses, mains fed shower with conventional head and drencher head, close coupled WC, wall mounted wash hand basin with vanity cupboard beneath and mixer tap over, chrome heated towel rail, fully tiled walls and flooring, rear aspect uPVC obscure double glazed window.

OUTSIDE
Paved steps lead to the front door, with the front garden being predominantly laid to lawn, complemented by flower borders, a variety of shrubs, bushes and small trees, partly enclosed by walling and fencing. A block paved driveway provides off-road parking for two vehicles, alongside a further lawned area, with gated access leading to the rear of the property.

The enclosed rear garden features a paved patio area, ideal for outdoor dining and entertaining, with paved steps leading up to a lawned garden and a further patio and seating area. Additional benefits include a metal storage shed, outside lighting and an outside tap, with the garden fully enclosed by surrounding fencing.

SERVICES
Mains electric and water, gas 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.

WATER RATES
Severn Trent - TBC.

LOCAL AUTHORITY
Council Tax Band: B
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.

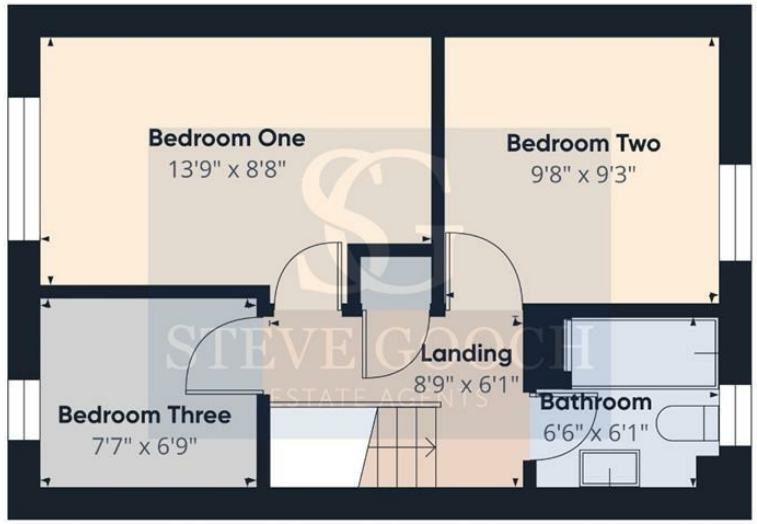
DIRECTIONS
From the Mitcheldean office proceed down to the mini roundabout turning right onto the A4136, continue up over Plump Hill, upon reaching the traffic lights turn left signposted to Cinderford, take the second right hand turning onto Broadmoor Road, continue along the industrial estate until reaching a mini roundabout, turn right and continue along Valley Road. At the end of the road at the T-junction, turn left, proceed up the hill taking the second turning on your right into Edmunds Way where the property can be found on the left hand side after a short distance, signposted by our for sale board.

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
These details are yet to be approved by the vendor. Please contact the office for verified details.

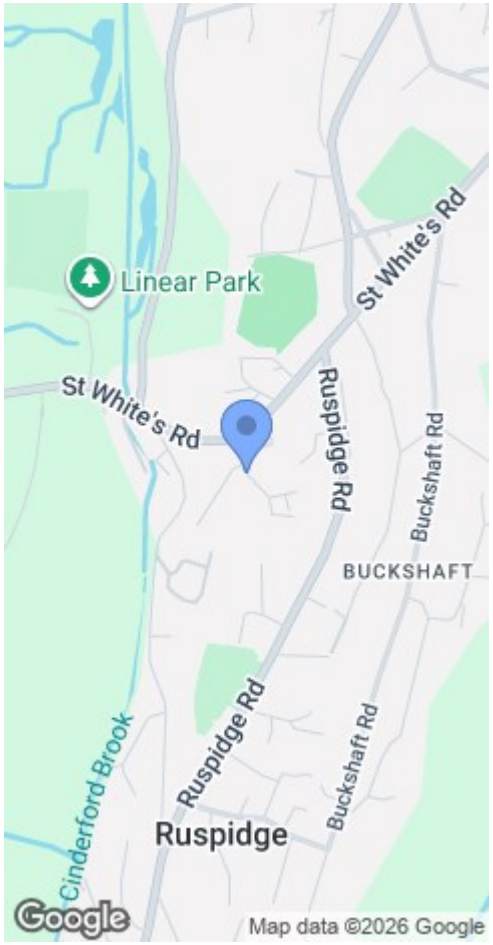


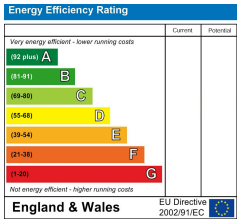
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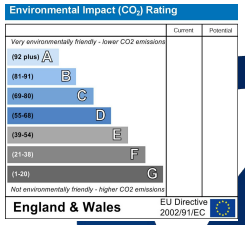




Floor 1







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.