

26 Woodlands Reach
Cinderford GL14 2EN

STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £289,000

OFFERED WITH NO ONWARD CHAIN is this VERY WELL PRESENTED THREE BEDROOM DETACHED PROPERTY offering LIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT, including a LIVING ROOM, KITCHEN/DINER, DOWNSTAIRS W.C and MODERN FAMILY BATHROOM. Additionally this IDEAL FAMILY HOME benefits from DRIVEWAY PARKING, an ATTACHED SINGLE GARAGE, GENEROUS SOUTH-FACING GARDEN and is CONVENIENTLY LOCATED WITHIN A QUIET CUL-DE-SAC within WALKING DISTANCE OF CINDERFORD TOWN CENTRE.

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 approached from the front aspect via a double glazed upvc door leading into;

PORCH
Radiator, LV flooring, doors lead off to the downstairs w.c and living room.

DOWNSTAIRS W.C
2'9 x 5'3 (0.84m x 1.60m)
Comprising a close coupled w.c and wall mounted washbasin with tiled splash-backs, LV flooring, radiator, obscured front aspect windows.

LIVING ROOM
14'7 x 14'7 (4.45m x 4.45m)
Radiators, tv point, stairs ascend to the first floor landing, front aspect window, door leads through to the kitchen/diner.

KITCHEN/DINER
14'5 x 10'0 (4.39m x 3.05m)
The kitchen comprises a range of wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer. Integral electric oven, integral dishwasher, ceramic hob and extractor hood above. Space and plumbing for a washing machine and fridge/freezer. Wall mounted gas-fired combi boiler. Radiator, under-stairs storage cupboard, rear aspect window and French doors to the garden.

LANDING
Airing cupboard, side aspect window, loft hatch to part boarded loft space, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE
8'2 x 13'9 (2.49m x 4.19m)
Comprising a range of fitted furniture including wardrobes, chest of drawers and bedside tables, radiator, tv point, front aspect window.

BEDROOM TWO
7'11 x 11'2 (2.41m x 3.40m)
Radiator, tv point, rear aspect window.

BEDROOM THREE
6'3 x 8'2 (1.91m x 2.49m)
Radiator, tv point, over stairs storage cupboard, front aspect window.

BATHROOM
Comprising a modern white three piece suite to include a panelled bath with mains fed shower over and tiled splash-backs, close coupled w.c and pedestal washbasin with tiled splash-backs. Radiator, obscured rear aspect window.

ATTACHED SINGLE GARAGE & PARKING
There is driveway parking for two vehicles in front of the property that leads to the garage accessed via an up and over door having power and lighting, eaves storage space and upvc double glazed door to garden.

OUTSIDE
The low-maintenance front garden is attractively laid to decorative slate with a variety of mature shrubs creating an inviting approach to the property. The enclosed, private South-facing rear garden enjoys a wonderful balance of lawn and patio areas, making it ideal for both family living and outdoor entertaining. Attractive planted borders further enhance the charming and homely feel of this delightful outdoor space.

DIRECTIONS
From the Mitcheldean office proceed along the A4136 towards Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue into the town centre and at the roundabout turn right onto Woodside Street. Follow the road along bearing round to the right. Take the turning left on to Woodside Avenue. Then take the second left into Woodlands Reach and follow the road to the end where the property can be found on the right.

SERVICES
Mains water, drainage, electricity, gas.

WATER RATES
Severn Trent Water Authority

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

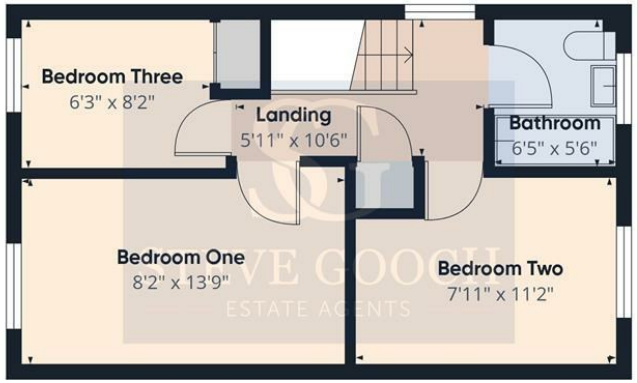
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

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)



Floor 0



Floor 1

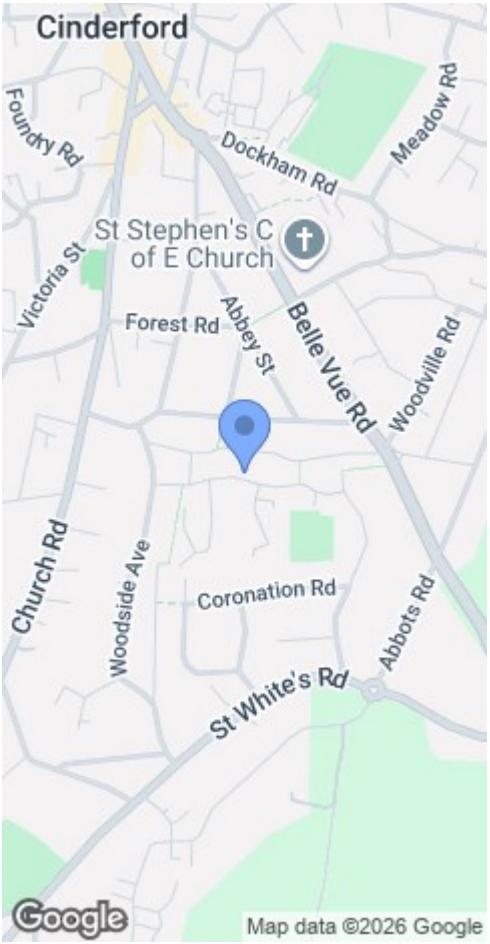
Approximate total area(1)

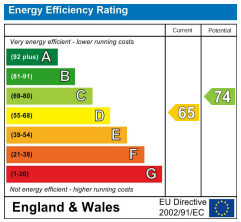
879 ft²

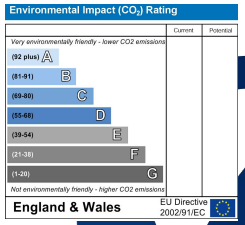
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.