



**2A Barleycorn Square
Cinderford GL14 2LF**

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

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Cinderford GL14 2LF

Offers Over £300,000

A SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW presented in GOOD ORDER THROUGHOUT, set within a GENEROUS PLOT benefiting from OFF-ROAD PARKING FOR SEVERAL VEHICLES, a LARGE DETACHED SINGLE GARAGE, and GARDENS. The property further benefits from GIGACLEAR ULTRAFAST BROADBAND, a LIGHT AND SPACIOUS 22 FT LOUNGE / DINER, STYLISH MODERN FULLY FITTED KITCHEN, a USEFUL STUDY / WORK FROM HOME SPACE, TWO DOUBLE BEDROOMS, a MODERN SHOWER ROOM, and a PRACTICAL UTILITY ROOM.

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 side aspect via a double glazed upvc door leading into;

SIDE LOBBY

With useful cloak cupboard for coats and shoes, tiled floor, doorways lead into the utility and main hallway.



HALLWAY

Access to large loft housing the gas-fired boiler with drop down ladder, radiator, laminate wood flooring, doors lead off to the lounge/diner, kitchen, two bedrooms and shower room.

UTILITY

11'10 x 6'09 (3.61m x 2.06m)

Accessed from the side lobby and kitchen with built in storage cupboards, further cupboard with space and plumbing for a washing machine, radiator, side and rear aspect windows, door leads into;



KITCHEN

12'10 x 11'10 (3.91m x 3.61m)

Featuring stylish fully fitted wall and base level units with laminate worktops, inset 1.5 bowl sink unit with drainer, integral electric oven, induction hob with glass splashback and extractor hood over, space for a dishwasher and fridge/freezer, pantry cupboard with shelving, tiled floor, radiator, rear aspect window.

LOUNGE/DINER

22'00 x 11'11 (6.71m x 3.63m)

A bright and spacious room featuring a fireplace with potential for a wood burning stove subject to necessary regulations, radiators, laminate wood flooring, side and rear aspect windows overlooking the garden, door to rear aspect. From this room a door leads into;

STUDY

Formerly an additional side access with door still in place, radiator, laminate wood flooring.

BEDROOM ONE

12'04 x 11'10 (3.76m x 3.61m)

A double room with fitted wardrobes, radiator, laminate wood flooring, front aspect window.



BEDROOM TWO

14'11 x 7'10 (4.55m x 2.39m)

A double room with a radiator, laminate wood flooring, front aspect window.

SHOWER ROOM

8'10 x 7'10 (2.69m x 2.39m)

Mains fed shower with glass screen, vanity washbasin unit and close coupled w.c, tiled floor and partly tiled walls, heated towel rail, obscured side aspect window.

LARGE DETACHED SINGLE GARAGE & PARKING

18'00x14'04

An electric remote operated gate leads onto a large block paved and gravel driveway for parking four/five vehicles.

Accessed via an up and over door, power and lighting.

OUTSIDE

There are lawned gardens to both sides of the property as well as patio seating areas offering good privacy for relaxing or entertaining, plus outside tap and power socket. There is also a good size shed with lighting and an adjoining smaller shed also with lighting.

DIRECTIONS

From Mitcheldean, proceed along the A4136 turning left at the traffic lights at Nailbridge signposted for Cinderford. Proceed along here passing the Gulf garage on the right hand side and take the next turning right into Valley Road. Continue along Valley Road, take the left hand turn into Station Street. Take the second right into Colliers Field where the property can be found immediately on the right.

SERVICES

Mains water, drainage, electricity, gas

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 Water Authority

LOCAL AUTHORITY

Council Tax Band: D

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWINGS

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 (with over 20 years experience) 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)





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			





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