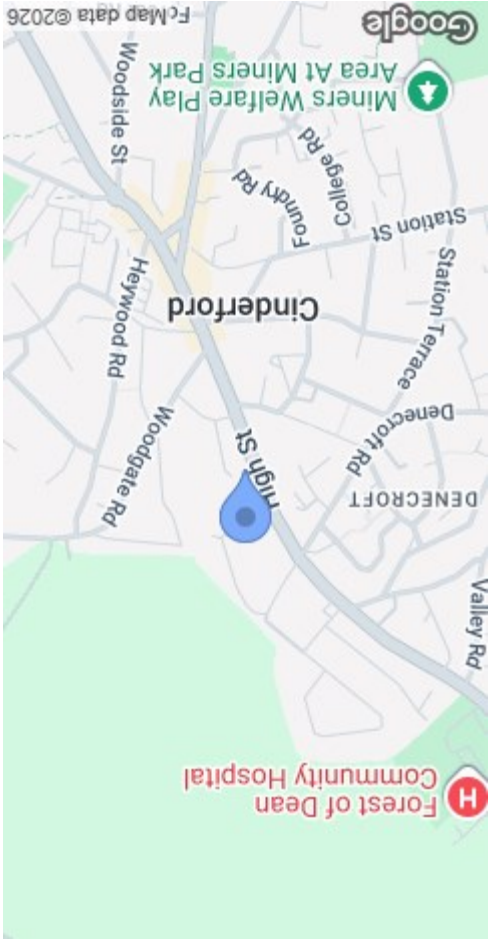
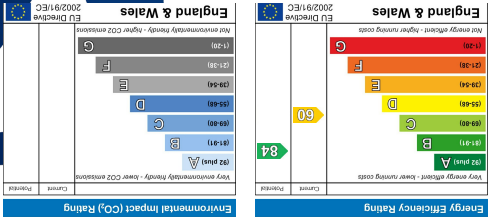




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.



101 High Street  
 Cinderford GL14 2TB

# £150,000

Steve Gooch Estate Agents are delighted to offer for sale this ONE DOUBLE BEDROOM MID-TERRACED COTTAGE, conveniently situated within a SHORT DISTANCE OF THE TOWN CENTRE AND LOCAL AMENITIES. The property benefits from OFF-ROAD PARKING FOR TWO VEHICLES and ENCLOSED FRONT AND REAR GARDENS, along with GAS CENTRAL HEATING and DOUBLE GLAZING.

The accommodation comprises: LOUNGE / DINING ROOM, KITCHEN, UTILITY ROOM, and DOWNSTAIRS W.C, with a DOUBLE BEDROOM and FAMILY BATHROOM.

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 to the front is accessed via a small canopy porch above a upvc double glazed door with obscure glazed panels inset. This leads into the:

## LOUNGE/DINING ROOM

10'8 x 21'3 (3.25m x 6.48m)

Inset ceiling spots, feature chimney breast with alcove cupboards to side especially designed for use as a home office, BT Openreach socket, two vertical radiators, central heating thermostat controls, wood laminate flooring, power points, tv point. Bench seating for up to four people with storage beneath, understairs cupboard, front aspect upvc double glazed window overlooking the front garden with views towards forest and woodland

## INNER HALLWAY

Timber stairs with storage space leading to the first floor, ceiling light, single radiator, door into:

## W.C

3'4 x 2'11 (1.02m x 0.89m)

Close coupled w.c, wall mounted wash hand basin, tiled splashback, lighting, tiled flooring, storage cupboard.

## KITCHEN

10'4 x 8'6 (3.15m x 2.59m)

Single bowl, single drainer stainless steel sink unit with mixer tap over, solid woodblock worktop, marble insert for food preparation, range of sage green base and wall mounted units, handmade Laura Ashley tiled surrounds, tiled flooring, space for freestanding cooker, brushed stainless steel splashback, extractor hood, vertical radiator, insulated roman blinds, inset ceiling spots, space for undercounter fridge and freezer, rear aspect double glazed window, rear aspect double glazed door opening into:

## UTILITY/SUNROOM

10'0 x 9'2 (3.05m x 2.79m)

Glass roof, glazed windows to rear, side aspect upvc personal door, space and plumbing for automatic washing machine, tumble dryer and dishwasher, range of base and wall mounted cupboards with worktops, power.

From the inner hallways, stairs lead up to the first floor:

## LANDING

Power point, directional ceiling spot, ceiling timber, roof light, doors giving access into:

## BEDROOM

10'9 x 14'6 (3.28m x 4.42m)

Large double bedroom with vaulted ceiling, exposed ceiling beams, ceiling lights, power points, vertical radiator, range of built-in wardrobes with hanging and shelving options, front aspect upvc double glazed window overlooking the front garden with far reaching views towards forest and woodland.

## FAMILY BATHROOM

7'6 x 6'3 (2.29m x 1.91m)

White suite with P shaped bath, shower screen, waterfall mixer taps over, shower attachment fitted, fully tiled, close coupled w.c, vanity wash hand basin, marble effect laminated unit with cupboard beneath, waterfall mixer tap over, directional ceiling spots, chrome heated towel radiator, vinyl wood effect flooring, rear aspect roof light, extractor fan.

## OUTSIDE

The property to the front is accessed via a wrought iron gate with steps and pathway leading to the front door. The front garden is laid to lawn with flower borders, shrubs and bushes, with outside tap and enclosed by walling/ fencing surround.

From the utility/sunroom, a door gives access to the rear garden laid to low maintenance gravel with pergola seating area, integrated store shed, outside tap. Steps with wrought iron gate lead to the parking.

## PARKING

Parking area to the rear with two allocated spaces for the property

## AGENTS NOTE

The neighboring property has a right of access over the steps to the rear parking area.

## DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue towards the town centre, passing the petrol garage on the left hand side where the property can be found after approximately 150 yards on the left hand side.

The parking area can be located by passing the property, turning left after a short distance onto Mountjoys Lane. After a few yards, turn left, down a single track lane, where the parking can be found on the left hand side.

## 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

## 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 - 6.00pm 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)

## AWAITING VENDOR APPROVAL

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