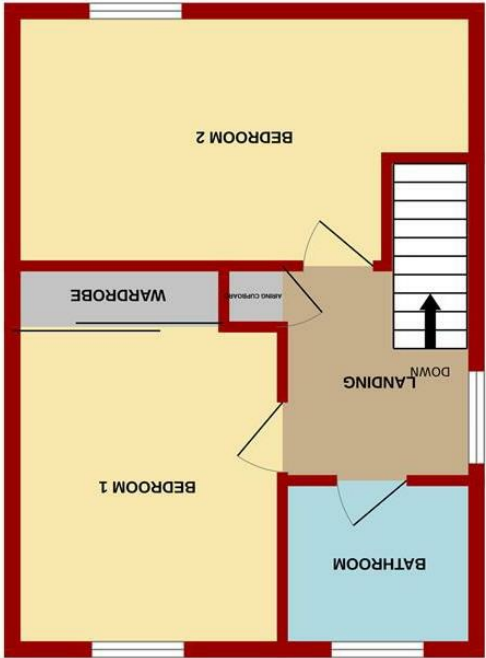
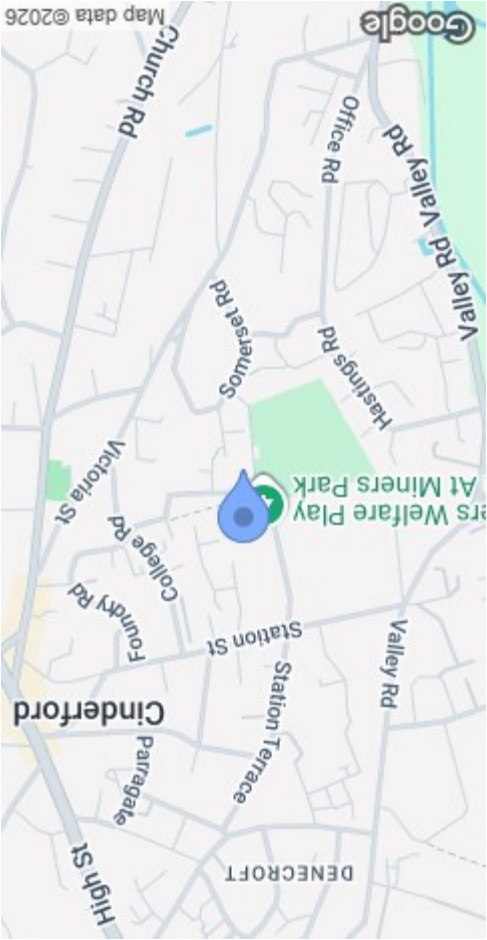


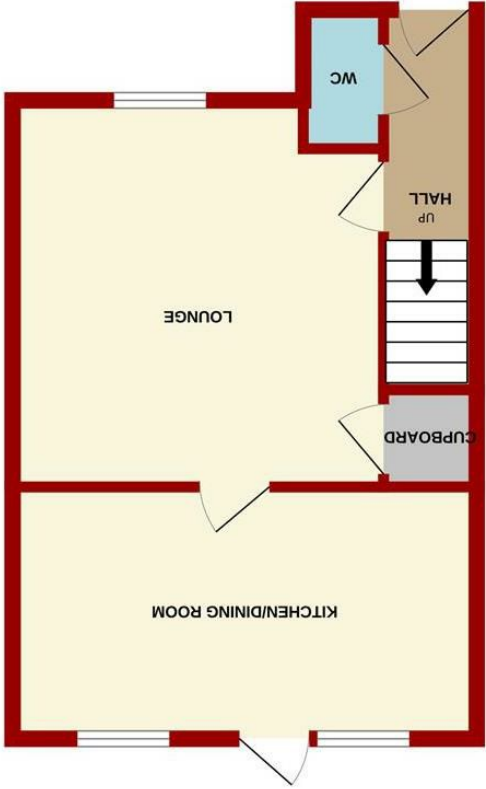
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	
Current	7.4
Target	7.9
Energy Efficiency Rating Legend	
Very energy efficient - low running costs	
A	92-100
B	81-91
C	69-80
D	55-68
E	45-54
F	35-44
G	25-34
Very energy inefficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	A
Target	A
Environmental Impact (CO ₂) Rating Legend	
Very environmentally friendly - lower CO ₂ emissions	
A	92-100
B	81-91
C	69-80
D	55-68
E	45-54
F	35-44
G	25-34
Very environmentally unfriendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR



15 Boseley Way
Cinderford GL14 2JH

£220,000

Steve Gooch Estate Agents are delighted to offer for sale this VERY WELL PRESENTED TWO DOUBLE BEDROOM END-TERRACED HOUSE, benefiting from OFF-ROAD PARKING FOR TWO VEHICLES and ENCLOSED FRONT AND REAR GARDENS WITH VIEWS OVER FOREST AND WOODLAND. Additional features include UPVC FASCIAS AND GUTTERING, GAS CENTRAL HEATING, and DOUBLE GLAZING.

The property comprises: ENTRANCE HALL, CLOAKROOM, LOUNGE, and KITCHEN / DINING ROOM to the ground floor, with TWO DOUBLE BEDROOMS and a FAMILY BATHROOM to the first floor.

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 upvc obscure leadlight glazed panel door leading into the:

ENTRANCE HALL

Stairs leading to the first floor, central heating thermostat controls, double radiator, inset ceiling spots, coving, electrical consumer unit, power points, telephone and internet point, wooden flooring, wooden panel doors leads into:

CLOAKROOM

White suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, ceiling light, extractor fan, half tiled walls, tiled flooring, single radiator.

LOUNGE

13'10 x 13'03 (4.22m x 4.04m)

Inset ceiling spots, dimmer switch, coving, power points with usb points, single radiator, tv point, continuation of the wood laminate flooring, door to understairs storage cupboard with lighting, hanging rails and shelving, front aspect upvc double glazed window overlooking the front garden and towards the field and playing park.

KITCHEN/DINER

16'07 x 9'00 (5.05m x 2.74m)

Kitchen- Single bowl, single drainer stainless steel sink unit, monobloc mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, inset ceiling spots, coving, four-ring electric hob with double electric oven beneath, filter hood above, wall mounted gas fired central heating and domestic hot water boiler, space and plumbing for automatic washing machine, space for fridge/freezer, tiled flooring, low level cupboard lighting, rear aspect upvc double glazed window overlooking the rear garden, obscure glazed panel door opening onto the garden.

Dining Area- Continuation of the inset ceiling spots, continuation of the coving, power points, continuation of the tiled flooring, double radiator, rear aspect upvc double glazed window overlooking the rear garden.

From the entrance hall, stairs lead up to the first floor:

LANDING

Access to roof space, ceiling light, power points, underfloor heating controls for the bathroom, side aspect upvc double glazed window, door to airing cupboard with slatted shelving space and radiator, doors into:

BEDROOM ONE

11'06 x 9'08 (3.51m x 2.95m)

Ceiling light, coving, range of built-in wardrobes with three mirrored sliding doors, hanging and shelving options, double radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM TWO

16'08 x 9'01 (5.08m x 2.77m)

Ceiling light, coving, power points, single radiator, front aspect upvc double glazed window overlooking the front garden with far reaching views over the playing field and towards forest and woodland.

BATHROOM

White suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, shower enclosure with mains fed shower, conventional and drencher head, heated towel radiator, underfloor heating, fully tiled walls and flooring, inset ceiling spots, extractor fan, rear aspect upvc obscure double glazed window.

PARKING

Parking for two vehicles.

OUTSIDE

The front garden is approached via a wrought-iron gate, with wooden panels enclosing a neat lawn, small gravelled area and a paved path to the front door, complemented by external lighting.

Gated side access leads to the rear garden, enclosed by fencing and featuring a paved patio and seating area, low dwarf walls with integrated low-level lighting, a striking feature fish tank, two outside taps, outside power points, and a timber double-door garden shed with power, lighting and a ramp.

The property benefits from low-maintenance uPVC fascias and guttering.

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, taking the fourth turning right into Valley Road. Take the third turning left into Station Street, turning right into Barleycorn Square. As you reach the 90 degree left hand bend, filter right into Boseley Way where the property can be found on the left hand side.

SERVICES

Mains water, drainage, electricity, gas. Underfloor heating to bathroom

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.

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: B
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 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)

