



27a Heywood Road  
Cinderford GL14 2QT



STEVE GOOCH  
ESTATE AGENTS | EST 1985



# 27a Heywood Road

## Cinderford GL14 2QT

£325,000

**Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME benefiting from GAS CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, GARAGE, RANGE OF OUTBUILDINGS, ENCLOSED GARDEN WITH FAR REACHING VIEWS, all within WALKING DISTANCE OF THE TOWN CENTRE.**

The property comprises: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN and DOWNSTAIRS W.C to the ground floor, with THREE BEDROOMS and 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 small porch area with quarry tile step and coir matting inset. This leads to the composite front door with double glazed panels inset. This leads into the:

### ENTRANCE HALL

Stairs leading to the first floor, coving, ceiling light, smoke alarm, understairs storage cupboard, single radiator, wood effect laminate flooring, doors into:

### DOWNSTAIRS W.C

Coloured suite with close coupled w.c, corner mounted wash hand basin, half tiled walls, ceiling light, coving, small single radiator, side aspect upvc obscure double glazed window.

### DINING ROOM

9'09 x 10'11 (2.97m x 3.33m)

Ceiling light, chimney breast with feature fireplace opening, arch alcoves to either side, power points, double radiator, front aspect upvc double glazed window overlooking the front garden with far reaching views over forest and towards the Welsh mountains in the distance.

### LOUNGE

12'10 x 13'00 into bay (3.91m x 3.96m into bay)

Open fireplace with tiled surround, mantle and hearth, small alcoves to either side, ceiling light with ceiling rose, radiator, power points, exposed timber floorboards, side aspect upvc double glazed window overlooking the front garden with far reaching views over forest and towards the Welsh mountains in the distance.

### KITCHEN

10'10 x 8'09 (3.30m x 2.67m)

Belfast style sink with solid woodblock worktops over, matching upstands, monobloc mixer tap, four ring electric hob with electric oven beneath, filter hood over, range of base and wall mounted units, space for fridge/freezer, ceiling light, electrical consumer unit, double radiator, continuation of the wooden flooring, half sized dishwasher, power points, rear aspect upvc double glazed window overlooking the rear garden, rear aspect upvc double glazed door opening onto the rear garden, door to under stairs storage cupboard currently used as a pantry with shelving and upvc double glazed window.

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







## LANDING

Half landing with two rear aspect upvc double glazed windows overlooking the rear garden.

Access to roof space, double doors giving access into the airing cupboard, ceiling light, smoke alarm, wooden panel doors giving access into:

## BEDROOM ONE

**12'10 x 10'11 (3.91m x 3.33m)**

Chimney breast with imitation opening, alcoves to either side, ceiling light, power points, single radiator, side aspect upvc double glazed window, front aspect upvc double glazed window with far reaching views over the front garden and towards fields, countryside and the Welsh mountains in the distance.

## BEDROOM TWO

**11'00 x 8'10 (3.35m x 2.69m)**

Ceiling light, lazyboy light switch, power points, single radiator, exposed timber floorboards, opening to built-in storage cupboard, front aspect upvc double glazed window with far reaching views over the front garden, fields, woodland and the Welsh mountains in the distance.

## BEDROOM THREE

**10'11 x 8'10 (3.33m x 2.69m)**

Ceiling light with lazyboy light switch, single radiator, power points, exposed timber floorboards, rear aspect upvc double glazed window overlooking the rear garden.

## FAMILY BATHROOM

White suite with modern P shaped bath, mains fed shower over, conventional and rainforest drencher head, shower screen, wet board surround, close coupled w.c, pedestal wash hand basin, wood effect flooring, heated towel radiator, underfloor heating, door to over stairs storage cupboard, side aspect upvc obscure double glazed window.

## OUTSIDE

A wrought iron gate and steps lead up via a tarmac pathway to the front door. The front garden is mainly laid to patio with well-stocked shrubs and flower borders, while paved steps and pathways extend across the garden to the driveway.

The pathway continues along the right-hand side of the property, opening onto a lawn with patio seating area, workshop, and studio, all enjoying lovely far-reaching views.

To the rear, there is an outside tap, additional garden shed, lawn, and further flower borders with mature shrubs and bushes, all enclosed by fencing and hedging for privacy.





## WORKSHOP

9'02 x 8'01 (2.79m x 2.46m)

Sloped roof, consumer unit, power, lighting, mains water, two front aspect single glazed windows.

## STUDIO

11'08 x 7'07 (3.56m x 2.31m)

Power, lighting, front aspect single glazed window and French doors.

## GARAGE & OFF ROAD PARKING

15'10 x 9'00 (4.83m x 2.74m)

Garage is accessed via a single up & over door which has remote control automatic opening, with personnel door to rear, Velux roof light, power, lighting, plumbing for automatic washing machine, eaves storage space. Driveway parking suitable for two vehicles.

## 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 into the town centre, passing the clocktower on the right hand side, take the next turning left into Heywood Road. Proceed along for approximately 300 yards where the property can be found on the right hand side as per our for sale board.

## SERVICES

Mains water, drainage, electricity, gas.  
Underfloor heating in the bathroom.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

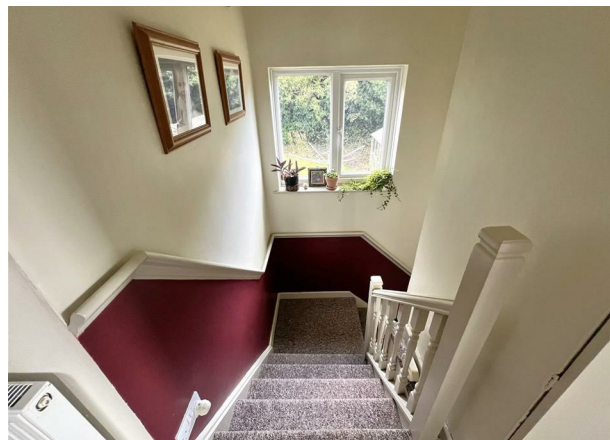
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent Water Authority

## TENURE

Freehold







## LOCAL AUTHORITY

Council Tax Band: C  
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)

## 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).





GROUND FLOOR



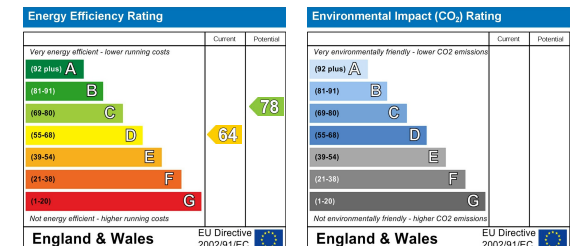
1ST FLOOR



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







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