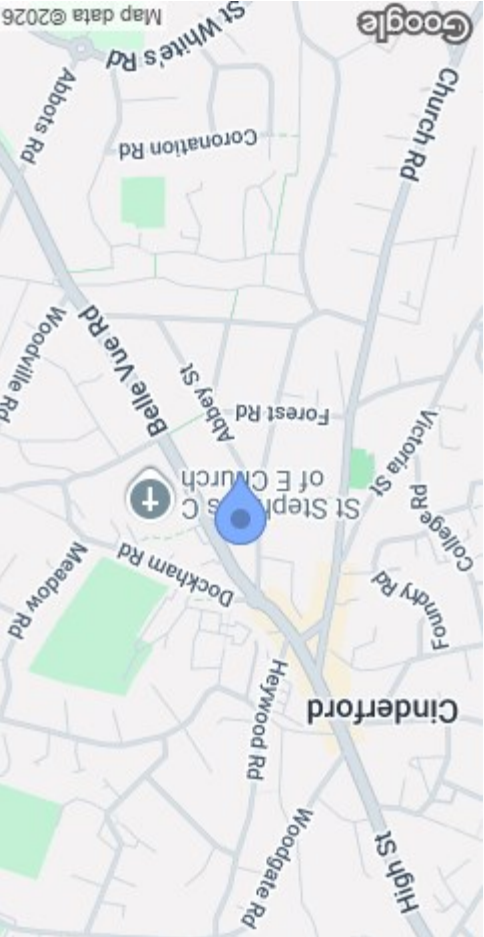




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating
 A: 93-100 kWh/m ² (low energy) B: 81-92 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34 (high energy)	 A: 10-35 g/kWh B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



While 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 errors. Dimensions are shown in millimetres. They are for guidance purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Care is given.



14 Abbey Street
 Cinderford GL14 2NW

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £160,000

A SPACIOUS THREE BEDROOM, TWO RECEPTION SEMI-DETACHED PROPERTY DATING BACK TO THE 1800'S OFFERING OVER 1,100SQ.FT OF ACCOMMODATION, being IN NEED OF UPDATING AND MODERNISATION and being OFFERED WITH NO ONWARD CHAIN. This exciting renovation project is located in Abbey Street just a SHORT WALK FROM CINDERFORD TOWN CENTRE.

The property benefits from a 18FT. LOUNGE, SEPARATE DINING ROOM, KITCHEN, THREE BEDROOMS with EN-SUITE SHOWER ROOM TO BEDROOM THREE and BATHROOM. Additionally the property has an ENCLOSED REAR GARDEN with OUTBUILDINGS. Parking is on street.

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;

FRONT PORCH

Tiled floor, windows to front and side aspects, inner door leading into;

LOUNGE

18'06 x 12'00 (5.64m x 3.66m)

A spacious room with a feature fireplace with tiled hearth that has potential to be opened back up, electric night storage heater, two front aspect windows, door leads through to the hallway.

HALLWAY

Stairs leads up to the first floor landing with larder cupboard below, electric night storage heater, doors lead off to the dining room and kitchen.

DINING ROOM

11'06 x 11'06 (3.51m x 3.51m)

With electric night storage heater, rear aspect window overlooking the garden.

KITCHEN

10'07 x 9'06 (3.23m x 2.90m)

Comprising a range of fitted wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, built in electric oven, separate induction hob, space and plumbing for a washing machine and dishwasher, space for a tumble dryer. Side aspect window, rear door to the rear porch.

REAR PORCH

With a tiled floor, window to rear and door that leads out to the garden. Within the porch is a W.C comprising a close coupled w.c.

LANDING

Loft access with drop down ladder, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

11'10 x 9'01 (3.61m x 2.77m)

Electric night storage heater, front aspect window.

BEDROOM TWO

11'08 x 8'11 (3.56m x 2.72m)

Electric night storage heater, front aspect window.

BEDROOM THREE

11'06 x 8'11 (3.51m x 2.72m)

With Built in single wardrobe, electric night storage heater, rear aspect window, door leads into;

EN-SUITE SHOWER ROOM

With a close coupled w.c. small vanity washbasin with tiled splash-backs and corner shower cubicle.

BATHROOM

8'07 x 6'06 max (2.62m x 1.98m max)

Comprising a bath and vanity washbasin unit, shaver point, airing cupboard housing the hot water immersion tank, obscured rear aspect window.

OUTSIDE

To the front of the property is a small walled courtyard garden accessed via a gate.

The enclosed rear garden offers great space and is currently a blank canvas ready for the new owners to transform into their perfect garden. There is currently a large store/workshop, sheds and greenhouses.

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 up into the town centre, proceed up to the mini roundabout. Turn right onto Woodside Street, take the first left onto Abbey Street where the property can be found after a short distance on the left.

SERVICES

Mains water, electricity, drainage. Night storage heaters.

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

TENURE

Freehold

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.

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)