



1C Steam Mills

Cinderford GL14 3JD



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Residential Sales | Residential Lettings | Auctions | Surveys

Guide Price £97,000

EPC rating D

Steve Gooch Estate Agents are delighted to offer for sale this ONE BEDROOM END TERRACE HOUSE, IDEAL FOR UPDATING AND MODERNISATION, making it a fantastic opportunity for those looking to add value. The property also has a GOOD RENTAL HISTORY, making it an IDEAL INVESTMENT PURCHASE. Benefits include an ALLOCATED PARKING SPACE FOR ONE VEHICLE, GAS CENTRAL HEATING, and DOUBLE GLAZING.

The accommodation comprises ENTRANCE HALL, LOUNGE/DINING ROOM, and KITCHEN to the ground floor, with BEDROOM and BATHROOM to the first floor.

The property is accessed via a UPVC obscure glazed panel door. This leads into the:

ENTRANCE HALL 7'11 x 6'10 narrowing to 2'08 (2.41m x 2.08m narrowing to 0.81m)

Ceiling light, electric consumer unit, gas fired central heating and domestic hot water boiler, double radiator, wooden panel door gives access into:

LOUNGE/DINING ROOM 20'11 x 11'08 narrowing to 7'06 (6.38m x 3.56m narrowing to 2.29m)

Two ceiling lights, stairs leading to the first floor, two double radiators, power points, tv point, telephone point, two front aspect upvc double glazed windows, opening into:

KITCHEN 8'05 x 5'11 narrowing to 4'07 (2.57m x 1.80m narrowing to 1.40m)

Range of base and wall mounted units, stainless steel single drainer sink unit with tap over, tiled surrounds, electric oven, extractor hood over, rear aspect upvc double glazed window, ceiling light.

From the lounge/dining room, stairs lead up to the first floor:

BEDROOM 29'06 x 14'01 narrowing to 1'09 (8.99m x 4.29m narrowing to 0.53m)

Inset ceiling spots, access to roof space, power points, tv point, double radiator, two front aspect upvc double glazed windows, door giving access into:

BATHROOM

White suite with modern side panel bath, pedestal wash hand basin, close coupled w.c, mains fed shower, tiled splashback, inset ceiling spots, shaver light and point, single radiator, extractor fan, rear aspect upvc obscure double glazed window.

DIRECTIONS

From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed into Steam Mills passing the school on the left hand side taking the second left where the property can be located immediately on the left hand side.

PARKING

Allocated parking space for one vehicle

CINDERFORD

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.

SERVICES

Mains electricity, water, drainage and gas.

LOCAL AUTHORITY

Council Tax Band: A
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

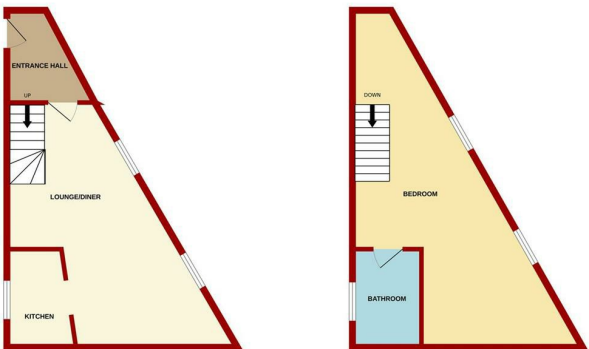
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

AWAITING VENDOR APPROVAL

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

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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.

