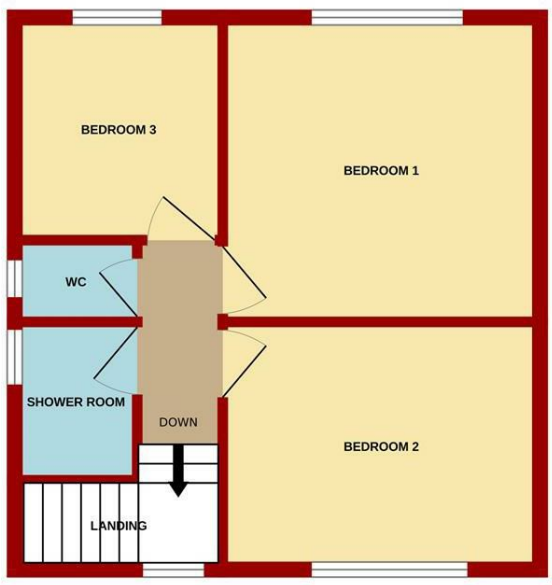
# 17 Sutton Road
Soudley, Cinderford GL14 2TX

STEVE GOOCH
ESTATE AGENTS | EST 1985

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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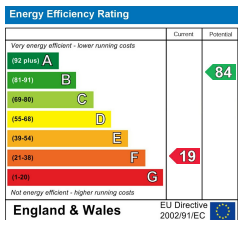


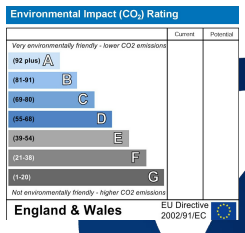


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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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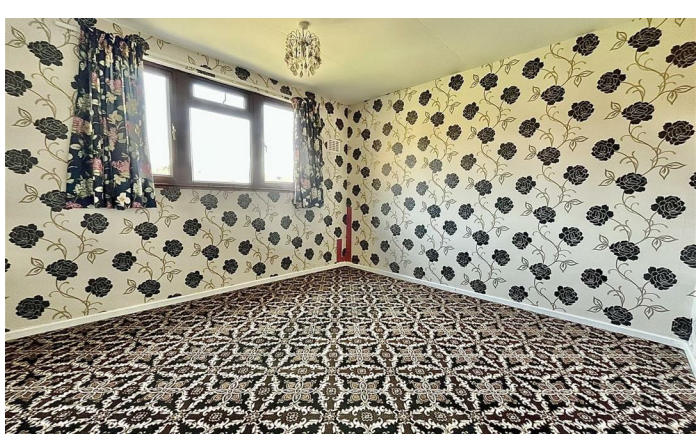
# £130,000

**NO ONWARD CHAIN** **CASH BUYERS ONLY** A THREE BEDROOM SEMI-DETACHED PROPERTY of NON-STANDARD CONSTRUCTION located within the PEACEFUL VILLAGE OF SOUDLEY with ACCESS TO WOODLAND WALKS ON THE DOORSTEP and WONDERFUL COUNTRYSIDE VIEWS. This much loved home would BENEFIT FROM UPDATING AND MODERNISATION making for an IDEAL RENOVATION PROJECT.

The accommodation comprises an ENTRANCE HALL, 20FT. LIVING ROOM and a KITCHEN on the ground floor with THREE GOOD SIZED BEDROOMS, a SHOWER ROOM and SEPARATE W.C on the first floor.

The property is close to village amenities including Soudley Primary School, village hall and recreation ground, public house and the 'Dean Heritage Centre' with its popular cafe. There are many woodland walks on the doorstep including the very scenic Soudley Ponds. A regular bus services links Soudley to the surrounding towns, including Cinderford, Lydney, Chepstow and Gloucester. Further amenities can be found in the market town of Cinderford approximately 2/3 miles away.



The property is approached from the side aspect via a wooden panelled door leading into;

## ENTRANCE HALL
With stairs leading up to the first floor landing with useful storage cupboard under, doors lead off to the kitchen and living room.

## KITCHEN
11'09 x 7'08 (3.58m x 2.34m)
Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer. There is space and plumbing for a washing machine, fridge/freezer and electric oven. Additionally there is a larder cupboard with fitted shelving, an airing cupboard housing the hot water immersion tank and a rear aspect window.

## LIVING ROOM
20'05 x 11'09 (6.22m x 3.58m)
A spacious room with dual aspect windows that flood the room with light, there is a feature fireplace currently with an electric fire having potential to open up and install a wood burner (subject to permission), two electric night storage heaters.

## LANDING
Loft hatch provides access to the loft space, front aspect window over the stairs, doors lead off to the three bedrooms, shower room and separate w.c.

## BEDROOM ONE
12'00 x 11'03 (3.66m x 3.43m)
A double room with a rear aspect window having a lovely view.

## BEDROOM TWO
11'11 x 8'10 (3.63m x 2.69m)
A double room with an electric night storage heater and front aspect window.

## BEDROOM THREE
8'05 x 7'08 (2.57m x 2.34m)
A good size single room with an electric night storage heater and rear aspect window enjoying a lovely view.

## SHOWER ROOM
Comprising a corner shower cubicle with electric shower and glass screen, small wall mounted washbasin and an obscured side aspect window.

## W.C
With a close coupled w.c and obscured side aspect window.

## PARKING
There is on road parking available in Sutton Road. There is potential to create off-road parking (subject to the relevant permissions).

## OUTSIDE
The property sits within a generous plot with gardens to all three aspects, mostly laid to lawn with patio seating area to the rear and enclosed by a mixture of fencing and hedging. There is a brick built storage shed.

## AGENTS NOTE
This property is of non-standard construction. We believe the property to be not mortgageable, please seek advice from a mortgage broker if a mortgage is required.

## DIRECTIONS
From the Mitcheldean office proceed over the hill and down to the mini roundabout on the A4136, turn left and then immediately turn right onto the Abenhall Road. Follow this road through to the village of Littledean, then turn left at the T junction onto Broad Street. Take the first right into Grange Lane and follow the road to the village of Soudley, as you enter the village take the first left into Sutton Road where the property can be found after a short distance on the right.

## SERVICES
Mains water, drainage, electricity.

## 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: 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 - 7.00pm 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)