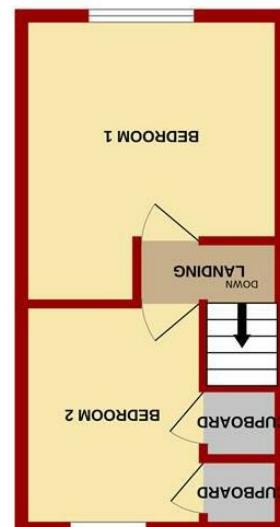
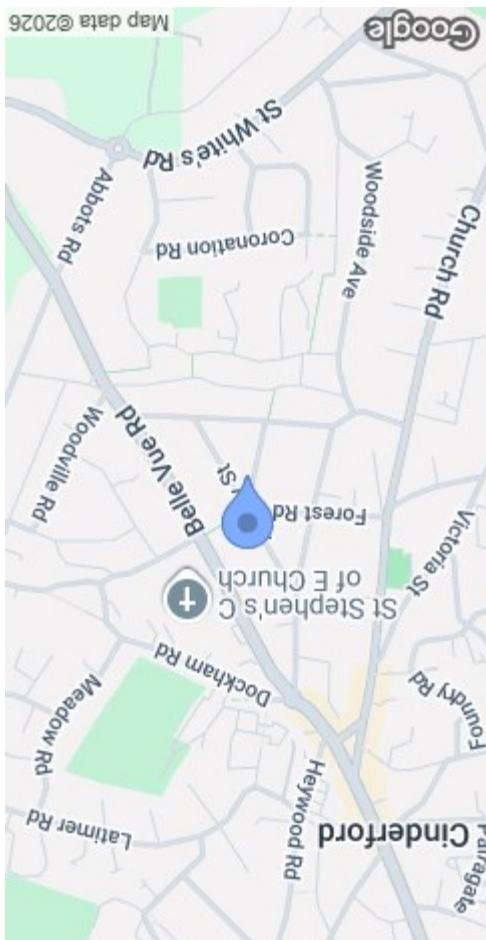
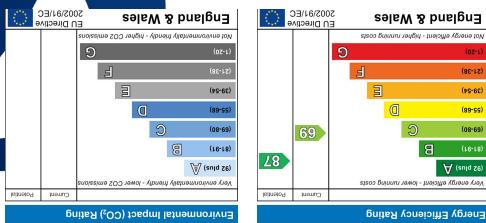
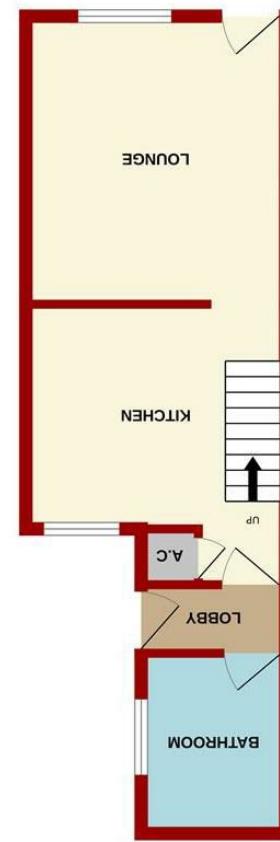


in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale. Please note that particulars do not constitute a contract 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 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. All reasonable steps have been taken to ensure the accuracy of the information contained in these particulars. All reasonable steps have been taken to ensure the accuracy of the information contained in these particulars.

## MISREPRESENTATION DISCLAIMER



1ST FLOOR



GROUND FLOOR



# Guide Price £180,000

A CHARMING and VERY WELL PRESENTED TWO DOUBLE BEDROOM MID-TERRACE period property offered with NO ONWARD CHAIN, conveniently located within a short walk of Cinderford town centre. The property offers a cosy LOUNGE, MODERN FITTED KITCHEN with built in appliances, DOWNSTAIRS BATHROOM SUITE with TWO DOUBLE BEDROOMS to the first floor as well as a neat low maintenance FRONT GARDEN and ENCLOSED REAR GARDEN with useful BRICK BUILT SHED and an OFF-ROAD PARKING SPACE accessed from Abbey Street to the rear.

The property further benefits from GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and a LOW COUNCIL TAX BAND 'A'.

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 10 miles (16 kilometres) east of the 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, 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, and a local market.

Cinderford is surrounded by beautiful woodland areas, 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, and the Dean Heritage Centre.



Front aspect upvc door leads into;

## LOUNGE

12'07 x 11'04 (3.84m x 3.45m)

Feature fireplace with electric fire, laminate wood effect flooring, radiator, front aspect window. Doorway leads through to the kitchen.

## KITCHEN

11'02 x 9'09 (3.40m x 2.97m)

Comprising a range of modern fully fitted wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, integral electric oven, gas hob with stainless steel splashback and extractor hood over. Integral dishwasher, fridge and freezer, space and plumbing for a washing machine. Radiator, rear aspect window, stairs leads to the first floor, cupboard housing the gas-fired combi boiler, door leads to the rear lobby.

## REAR LOBBY

Upvc door to the garden, door leads into;

## BATHROOM

7'10 x 5'08 (2.39m x 1.73m)

Modern white suite comprising a bath with shower head attachment, low level w.c and vanity washbasin. Radiator, obscured side aspect window.

## LANDING

Loft access, doors lead off to bedrooms one and two.

## BEDROOM ONE

11'06 x 10'08 (3.51m x 3.25m)

Radiator, front aspect window.

## BEDROOM TWO

10'05 x 8'06 (3.18m x 2.59m)

Two built in cupboards, radiator, rear aspect window.

## OUTSIDE

To the front of the property is an attractive low maintenance garden laid to slate with gate and path leading to the front entrance.

A path from the rear of the property leads to the rear garden laid to AstroTurf with space for a table and chairs to relax, there is a handy brick built shed.

## PARKING

A gate leads to a gravelled parking space accessed from Abbey Street to the rear.

## 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. On the right hand side, take the turning onto Pembroke Street where the property can be found after a short distance on the left.

## SERVICES

Mains water, electricity, drainage, gas.

## 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

## VIEWINGS

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).

## 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).

## 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.