

England & Wales

2002/03/EC

CO₂ emissions from different sources (kg per person)

Source	CO ₂ emissions (kg per person)
Domestic	11,780
Commercial	1,280
Industrial	1,280
Transport	1,280
International	1,280
Total	16,640

87%

Environmental Impact (CO₂) Rating

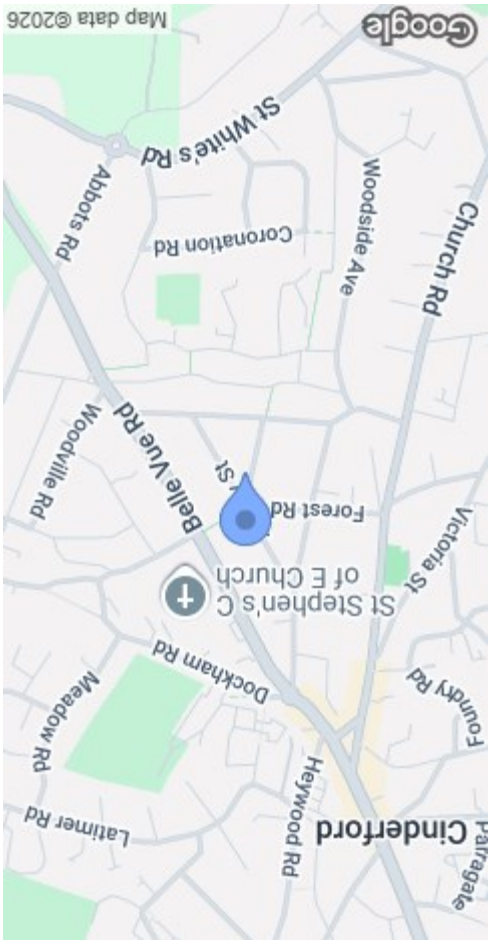
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Whilst every attempt has been made to ensure the accuracy of the Bioglyph contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



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.