



60 Somerset Road
Cinderford GL14 2HJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £300,000

*****VIRTUAL TOUR AVAILABLE*** AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW set within BEAUTIFULLY MAINTAINED WRAP AROUND GARDENS occupying A GENEROUS CORNER PLOT and being OFFERED WITH NO ONWARD CHAIN. This bright and spacious property offers a COMFORTABLE LOUNGE with FEATURE FIREPLACE, CONTEMPORARY KITCHEN/BREAKFAST ROOM with BUILT IN APPLIANCES, TWO DOUBLE BEDROOMS and a MODERN BATHROOM as well as AMPLE AND SECURE GATED OFF-ROAD PARKING and BEAUTIFUL MATURE WRAP AROUND GARDENS.**

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.



A front aspect double glazed upvc door leads into;

ENTRANCE HALL

A warm and inviting space with a radiator, loft hatch giving loft access, wall mounted central heating controls and doors leading off to the lounge, kitchen/breakfast room, both bedrooms and the bathroom.

LOUNGE

10'11 x 13'6 (3.33m x 4.11m)

Having a beautiful feature fireplace with decorative inlaid tiles and a solid wood mantle and slate hearth, radiator, tv point, front aspect window.

KITCHEN/BREAKFAST ROOM

9'10 x 13'11 (3.00m x 4.24m)

Comprising a range of contemporary wall and base level units with solid wood worktops, a breakfast bar and stylish mono block tiled splash-backs. There is an inset 1.5 bowl stainless steel sink unit with drainer. Built in appliances include an AEG electric oven and microwave oven, Neff induction hob, Bosch washing machine and a fridge/freezer. Additionally there is a cupboard housing the gas-fired Worcester combi boiler, radiator, side and rear aspect windows and a door leading to the side porch.

BEDROOM ONE

11'4 x 12'4 (3.45m x 3.76m)

A good sized double room with a radiator and front aspect window.

BEDROOM TWO

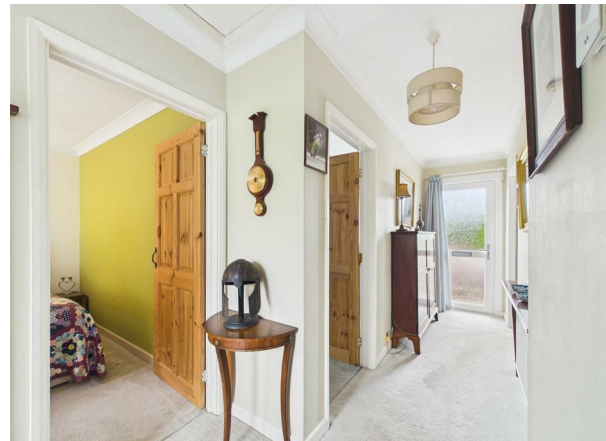
10'8 x 8'9 (3.25m x 2.67m)

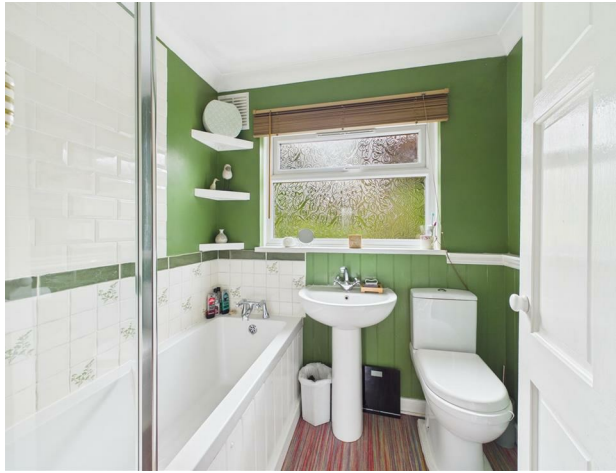
Also a good size double room with a radiator, storage cupboard with shelving and a rear aspect window.

BATHROOM

5'4 x 6'6 (1.63m x 1.98m)

Comprising a three piece suite with a panelled bath having an electric shower over and tiled splash-backs, close coupled w.c and pedestal washbasin. There is a heated ladder towel rail and an obscured rear aspect window.





SIDE PORCH

6'6 x 3'9 (1.98m x 1.14m)

Accessed via a double glazed upvc door at the side of the bungalow, built-in base level storage units with wooden worktops, space for an undercounter fridge or freezer.

PARKING

A pair of large double gates to the side of the property lead onto a secure gravelled parking area suitable for four/five vehicles.

OUTSIDE

The generous mature wrap-around gardens are beautifully maintained, featuring extensive lawned areas complemented by colourful planted borders filled with a variety of flowers and shrubs. Enjoying a high degree of privacy, the gardens offer several delightful seating areas ideal for relaxing and entertaining, alongside a small vegetable patch, greenhouse and useful storage sheds. Established hedging and fencing further enhance the secluded and tranquil feel of this wonderful outdoor space.

DIRECTIONS

From our Mitcheldean office proceed to the mini roundabout turning right onto the A4136 signposted Cinderford. Proceed over Plump Hill and upon reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Proceed through Steam Mills turning right into Broadmoor Road into the Forest Vale Industrial Estate, continue to the mini roundabout, take the second exit onto Valley Road. Take the first left into Hastings Road and follow the road to the T-junction turning left onto Somerset Road. The property can be found after a short distance on the right.

SERVICES

Mains water, drainage, electricity, gas.

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

TENURE

Freehold

LOCAL AUTHORITY

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

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)

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

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

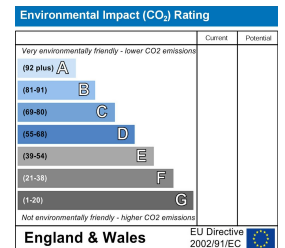
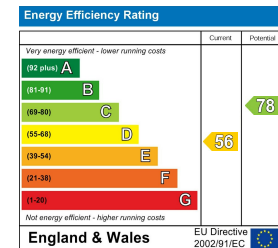






MISREPRESENTATION DISCLAIMER

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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