



14 Bilson
Cinderford GL14 2LJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

14 Bilson

£410,000

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Steve Gooch Estate Agents are delighted to offer for sale this FOUR / FIVE BEDROOM DETACHED FAMILY HOME, offering SPACIOUS AND VERSATILE ACCOMMODATION and further benefiting from a LARGE LOFT SPACE IDEAL FOR CONVERSION (SUBJECT TO THE RELEVANT PLANNING PERMISSIONS). Outside, the property benefits from CARPORT PARKING FOR ONE VEHICLE, ENCLOSED LEVEL GARDENS WITH A LARGE ENTERTAINING PATIO AREA, and TWO WORKSHOPS.

The accommodation comprises: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, SUNROOM, STORE ROOM, and CARPORT to the ground floor, with FOUR / FIVE BEDROOMS and a FAMILY BATHROOM. FURTHER STAIRS LEAD TO A LARGE LOFT SPACE providing excellent potential for additional accommodation.

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.





The property is accessed via a set of wrought iron railings with gate. The wood effect front door with obscure leaded double glazed panel inset leads into:

ENTRANCE HALL

11'11 x 9'11 (3.63m x 3.02m)

Ceiling light, stairs leading to the first floor, coving, dado rail, understairs storage cupboard, wood effect flooring, double radiator, power points, glazed panel door opening into:

LOUNGE

16'06 x 11'10 (5.03m x 3.61m)

Ceiling light, coving, brick fireplace with timber lintel, stone hearth, multifuel stove inset, arched alcoves to either side, small cupboard giving access to the electrical consumer unit, dado rail, double radiator, power points, upvc Georgian bar sash window, feature glazed stain glass window, opening into:

DINING AREA

17'03 x 9'09 (5.26m x 2.97m)

Two ceiling lights, coving, wall light points, dado rail, double radiator, power points, pair of bifold doors opening into sunroom, glazed panel door opening into kitchen.

SUNROOM

14'11 x 7'10 (4.55m x 2.39m)

Dwarf walls, polycarbonate roof, upvc construction with windows to side and rear aspect, side aspect personnel door, bifold doors opening onto the patio.

KITCHEN

14'02 x 14'09 (4.32m x 4.50m)

Single bowl sink unit with mixer tap over, woodblock worktops, range of base and wall mounted units, tiled surrounds, power points, space for range style cooker, space for freestanding fridge/freezer, space for tumble dryer and washing machine, single oven, heated towel radiator, inset ceiling spots, coving, wood effect laminate flooring, gas fired central heating and domestic hot water boiler, two rear aspect woodgrain upvc double glazed windows, glazed panel door giving access into:

INNER HALLWAY

Ceiling light, coving, parquet style flooring, solid timber doors giving access into:



PANTRY

Ceiling light, coving, shelving, continuation of the wood parquet flooring, power points.

CLOAKROOM

Ceiling light, coving, extractor fan, low level w.c, pedestal wash hand basin, wall mounted heated towel radiator, opening into lounge.

From the entrance hall, stairs leading to the first floor:

LANDING

Two ceiling lights, coving, dado rail, double radiator, power point, staircase leading to the loft space, doors into:

BEDROOM ONE

17'05 x 9'09 (5.31m x 2.97m)

Two ceiling lights, coving, power points, double radiator, small side aspect woodgrain upvc obscure double glazed window, rear aspect woodgrain upvc double glazed window overlooking the rear garden.

BEDROOM TWO

12'00 x 9'09 (3.66m x 2.97m)

Ceiling light, coving, small chimney breast with alcoves to either side, power points, double radiator, front aspect upvc Georgian bar sash style upvc double glazed window.

BEDROOM THREE

12'06 x 9'03 (3.81m x 2.82m)

Ceiling light, coving, power points, double radiator, opening ideal for wardrobe, rear aspect upvc woodgrain double glazed window overlooking the rear garden.

BEDROOM FOUR

10'00 x 8'06 (3.05m x 2.59m)

Ceiling light, coving, small chimney breast with alcoves to either side, power points, double radiator, front aspect upvc Georgian bar double glazed sash style window.

STUDY/ BEDROOM FIVE

9'01 x 6'05 (2.77m x 1.96m)

Ceiling light, coving, double radiator, power points, front aspect upvc Georgian bar sash style window.

FAMILY BATHROOM

9'00 x 5'08 (2.74m x 1.73m)

Ceiling light, coving, extractor fan, white suite with modern side panel enamel bath, shower mixer tap fitting over, tiled surrounds, close coupled w.c, wash basin with cupboard beneath, taps over, shaver light and point, heated towel radiator, double shower cubicle with mains fed shower, conventional and drencher head, rear aspect woodgrain upvc obscure double glazed window.







LOFT SPACE

25'09 x 14'06 (7.85m x 4.42m)

Great potential for conversion subject to the relevant planning, power, lighting, windows to dual aspect.

OUTSIDE

From the sunroom, bi-fold doors open onto an expansive patio seating area, ideal for entertaining, with outside power points. Beyond is a large, level lawn with well-stocked flower borders, shrubs and bushes, all enclosed by fencing. A paved pathway leads to the bottom of the garden where there is a further enclosed garden area with flower borders and small fruit trees, along with access to the workshops.

WORKSHOP ONE

14'10 x 17'00 (4.52m x 5.18m)

Power, lighting.

WORKSHOP TWO

18'00 x 9'05 (5.49m x 2.87m)

Door to front. Power and lighting.

STORE ROOM/HOME GYM

13'08 x 12'08 (4.17m x 3.86m)

Accessed from the sunroom and rear aspect French doors opening onto the patio, potential to be converted into additional garage space, power, lighting, personal door leading to:

CARPORT

20'00 x 14'00 (6.10m x 4.27m)

Power points, lighting.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Proceed up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue towards the town centre, taking the right hand turning into Valley Road. Pass the Co-op and medical centre, taking the next turning right into Bilson. Follow this road around, where the property can be found on the right hand side.

SERVICES

Mains electricity, water, drainage, 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



LOCAL AUTHORITY

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

TENURE

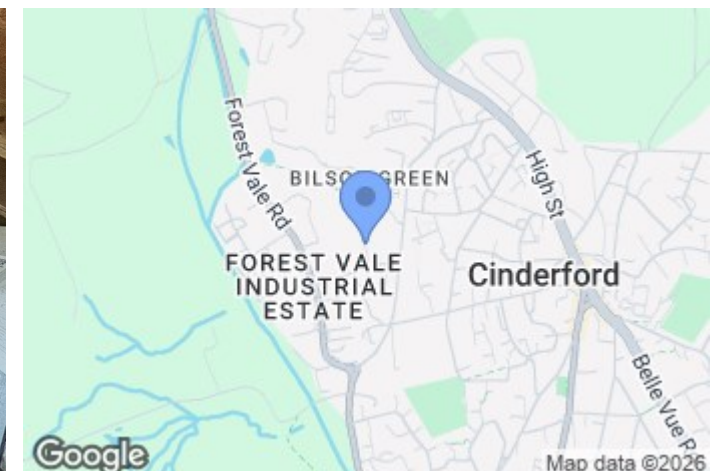
Freehold

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.

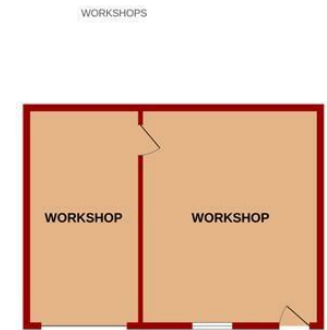
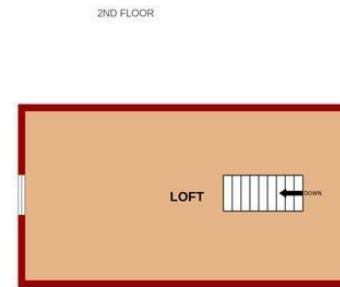
MONEY LAUNDERING REGULATIONS

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)





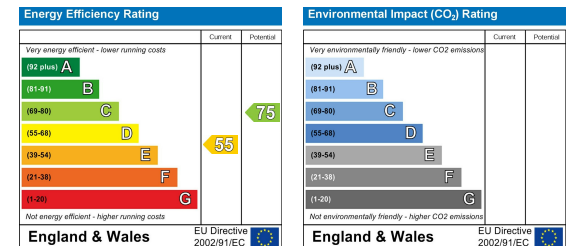




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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