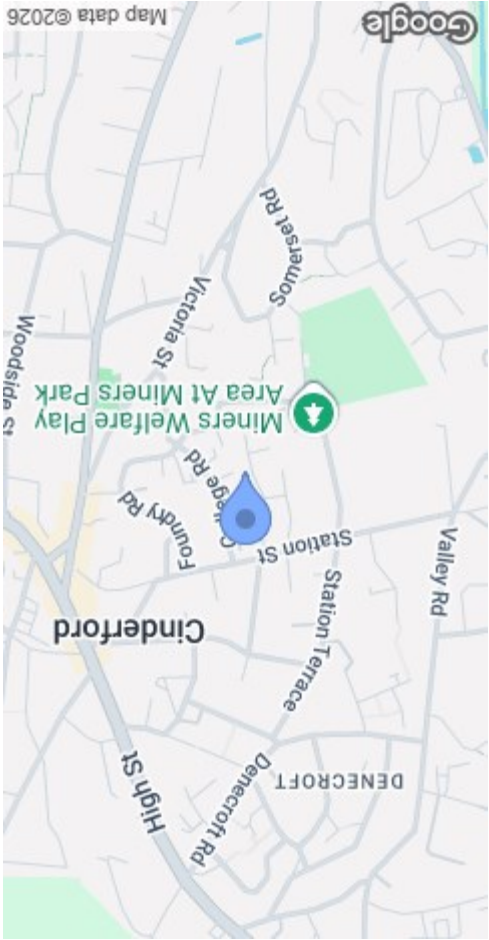


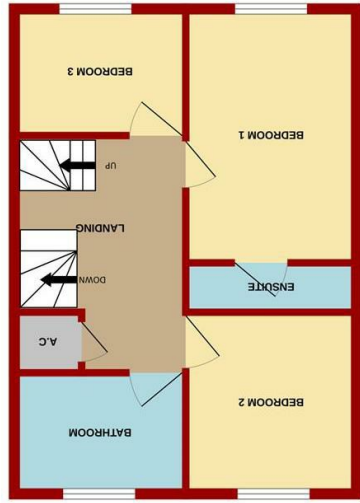


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

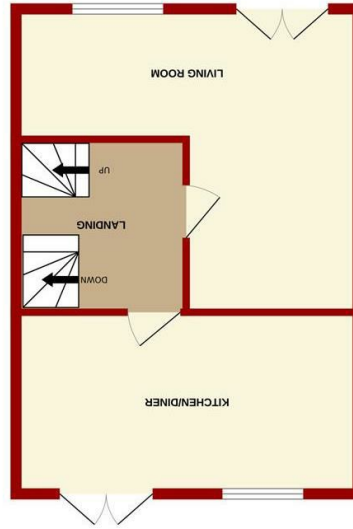
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (85)	 C



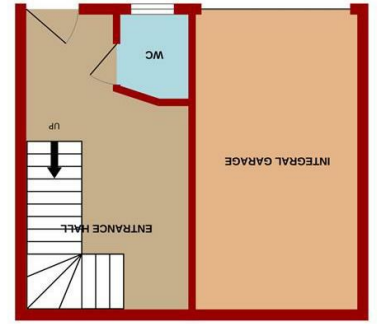
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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2ND FLOOR



1ST FLOOR



GROUND FLOOR



10 Colliers Field
 Cinderford GL14 2SW

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £249,995

NO ONWARD CHAIN A VERY WELL PRESENTED THREE-BEDROOM SEMI-DETACHED PROPERTY offering SPACIOUS ACCOMMODATION in excess of 1070 SQ.FT set out over THREE FLOORS, located in a POPULAR MODERN DEVELOPMENT within walking distance of CINDERFORD town centre. The property benefits from an INTEGRAL SINGLE GARAGE and W.C on the ground floor, 18.FT L-SHAPED LIVING ROOM with JULIET BALCONY having FAR REACHING FOREST VIEWS and a NEWLY FITTED 16.FT KITCHEN/DINER with built in appliances on the first floor, and MASTER BEDROOM with EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and FAMILY BATHROOM ON THE SECOND FLOOR. There is an ENCLOSED REAR GARDEN that offers a good degree of privacy with side access and DRIVEWAY PARKING IN FRONT FOR TWO VEHICLES.

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 part double glazed composite door leads into;

ENTRANCE HALL

Radiator, phone point, stairs lead to the first floor landing, doors lead into the w.c and integral garage.

W.C

Low level w.c, wall mounted washbasin with tiled splash-backs, radiator, obscured front aspect window.

INTEGRAL GARAGE

18'07 x 9'04 (5.66m x 2.84m)

Accessed via an up and over door with power and lighting. Has fantastic scope to convert into further accommodation/office space.

FIRST FLOOR LANDING

Radiator, stairs lead to the second floor landing, doors lead off to the living room and kitchen/diner.

LIVING ROOM

18'05 x 16'02 (5.61m x 4.93m)

An L shaped room with radiators, tv point, Hive central heating controls, front aspect French doors with Juliet balcony and further window to enjoy the Forest views.

KITCHEN/DINER

16'02 x 9'08 (4.93m x 2.95m)

Newly fitted contemporary wall and base level units with laminate worktops and upstands, inset 1.5 bowl sink unit with drainer, integral electric oven, induction hob with splashback and extractor hood, dishwasher. Space and plumbing for a washing machine and fridge/freezer. Radiator, power points with usb, rear aspect French doors and window lead to the garden.

SECOND FLOOR LANDING

Radiator, loft access, airing cupboard housing the pressurised hot water cylinder, doors lead off to the three bedrooms and bathroom.

BEDROOM ONE

14'06 x 8'11 (4.42m x 2.72m)

Radiator, tv point, front aspect window with pleasant Forest views, door into;

EN-SUITE SHOWER ROOM

Walk-in mains fed shower cubicle with tiled surround, illuminated cabinet with shaver socket, low level w.c and pedestal washbasin with tiled splash-backs, radiator, extractor fan.

BEDROOM TWO

9'11 x 8'10 (3.02m x 2.69m)

Radiator, rear aspect window.

BEDROOM THREE

7'09 x 7'01 (2.36m x 2.16m)

Radiator, front aspect window with pleasant Forest views.

BATHROOM

Modern newly fitted three piece white suite comprising a bath with mains fed rainfall shower over, vanity washbasin unit, shaver socket and low level w.c. Radiator, obscured rear aspect window.

GARAGE & PARKING

To the front of the property is a block paved driveway suitable for parking two vehicles that in turn leads to the garage.

OUTSIDE

Steps to the side of the property lead to a gated garden entrance.

The rear garden comprises a decked seating area, lawn and gravelled areas, hard standing for a small shed, fenced surround with gated side entrance. Outside tap.

DIRECTIONS

From Mitcheldean, proceed along the A4136 turning left at the traffic lights at Nailbridge signposted for Cinderford. Proceed along here passing the Gulf garage on the right hand side and take the next turning right into Valley Road. Continue along Valley Road, take the left hand turn into Station Street. Take the second right into Colliers Field where the property can be found set back on the left.

SEVICES

Mains water, electric, drainage and 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 - 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).

AGENTS NOTE

Please note that virtual staging has been used to enhance the appearance of the pictures of the Living Room.