



47 York Road
Cinderford GL14 2RH



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £270,000

A THREE/FOUR BEDROOM SEMI-DETACHED IDEAL FAMILY HOME offering SPACIOUS EXTENDED ACCOMMODATION, DETACHED GARAGE, WEST-FACING REAR GARDEN and PLEASANT WOODLAND VIEWS. The property is situated in a TUCKED AWAY POSITION at the end of a CUL-DE-SAC within walking distance of CINDERFORD TOWN CENTRE and LOCAL SCHOOLS and AMENITIES.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester approximately 14 miles away and surrounding areas.

The accommodation comprises ENTRANCE HALL, LOUNGE, KITCHEN/DINER, BEDROOM FOUR/FAMILY ROOM, SHOWER ROOM and UTILITY/STORE ROOM the ground floor. THREE BEDROOMS and FAMILY BATHROOM to the first floor.

The property benefits from UPVC DOUBLE GLAZING and OIL FIRED CENTRAL HEATING throughout.





The property is accessed via a front aspect obscure double glazed upvc door into:

ENTRANCE HALL

Stairs lead to the first floor landing, telephone point, radiator, tiled flooring, wall mounted thermostat heating controls. Door leads into :

LOUNGE

11'11 x 10'10 (3.63m x 3.30m)

TV point, radiator, front aspect window.

KITCHEN/ DINING ROOM

17'5 x 10'6 (5.31m x 3.20m)

Range of wall and base mounted units with rolled edge laminate worktops, inset stainless steel sink with drainer, space for a freestanding electric cooker, space and plumbing for a washing machine, space for an American-style fridge freezer, partly tiled walls, tiled flooring, radiator, rear aspect window overlooking the garden. Door leading into:

UTILITY/STORE ROOM

13'0 x 5'10 (3.96m x 1.78m)

Previously a brick built shed which has since been attached to the property via PVC, wood paneling and insulation. Fitted with power and lighting, fittings for tumble dryer and fridge freezer. UPVC double glazed side aspect door leading out to the rear garden.

HALLWAY

Leading from the kitchen/diner, door opening into an internal hallway with fitted wall and base level unit, tiled flooring. Door leads into:

BEDROOM FOUR/ FAMILY ROOM

11'11 x 10'3 (3.63m x 3.12m)

An ideal reception room or fourth bedroom, radiator, front aspect window.

SHOWER ROOM

7'9 x 6'9 (2.36m x 2.06m)

Double width shower cubicle with electric shower, close coupled w.c, vanity washbasin unit, tiled walls and flooring, radiator, extractor fan, obscure double glazed window to rear aspect.

STAIRS FROM ENTRANCE HALL LEADING TO THE FIRST FLOOR

FIRST FLOOR LANDING

Access to roof space, doors lead off to three bedrooms and family bathroom.

BEDROOM ONE

20'1 x 10'3 (6.12m x 3.12m)

Built-in double wardrobe, radiator, front aspect window.

BEDROOM TWO

14'4 x 9'11 (4.37m x 3.02m)

Built-in double wardrobe, radiator, front aspect window.

BEDROOM THREE

9'3 x 8'9 (2.82m x 2.67m)

Radiator, rear aspect window having far reaching views towards Forest and countryside.

FAMILY BATHROOM

8'3 x 5'5 (2.51m x 1.65m)

Comprising a "P" shaped bath with rainfall shower head, tiled surround, vanity washbasin unit, close coupled w.c, radiator, tiled walls, two obscure rear aspect windows.

OUTSIDE

The front garden is laid to lawn with gravel boarder, gate and footpath leading to a canopy front entrance. A pair of wooden gates to the side of the property lead to a detached single garage (having no vehicular access) with power. Low maintenance rear private garden is laid to patio slabs and gravel with distant views to woodland and hills, outside tap, lighting.

DIRECTIONS

Proceed out of Mitcheldean on the A4136 over Plump Hill and upon reaching the Nailbridge traffic lights, turn left signposted Cinderford. Proceed up into the town centre and upon reaching the mini roundabout take the first exit left into Dockham Road. Take the second left into Meadow Road. Then the first right into Worcester Road, then second right into York Road. Continue to the end, property can be found set back in the right hand corner.

AGENTS NOTES

The current owners have always gained vehicular access to the property via a pathway/track that leads to an electrical sub station from York Road. For further information please call the office on (01594) 542535.

SERVICES

Mains Water, drainage, electricity, oil.

WATER RATES

Severn Trent

LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, High St, Coleford 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 - 7.00pm 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.



