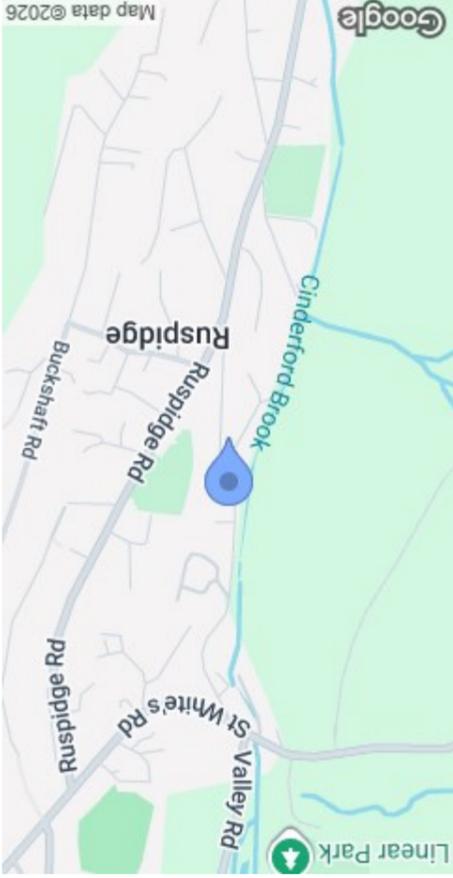




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The floor plan is based on a visual inspection and should be used as a guide only. It is the responsibility of the purchaser to verify the accuracy of the floorplan. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or operation. This plan is based on a visual inspection and should be used as a guide only.



GROUND FLOOR



8 St. Michaels Park Railway Road  
 Cinderford GL14 3HL



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£70,000**

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM PARK HOME for the OVER 50's, offered with NO ONWARD CHAIN and benefiting from a LOW-MAINTENANCE GARDEN and ALLOCATED PARKING SPACE. The property further benefits from NEW REWIRING IN THE PAST 12 MONTHS, DOUBLE GLAZING and LPG CENTRAL HEATING, with a RECENTLY FITTED WORCESTER COMBI BOILER.

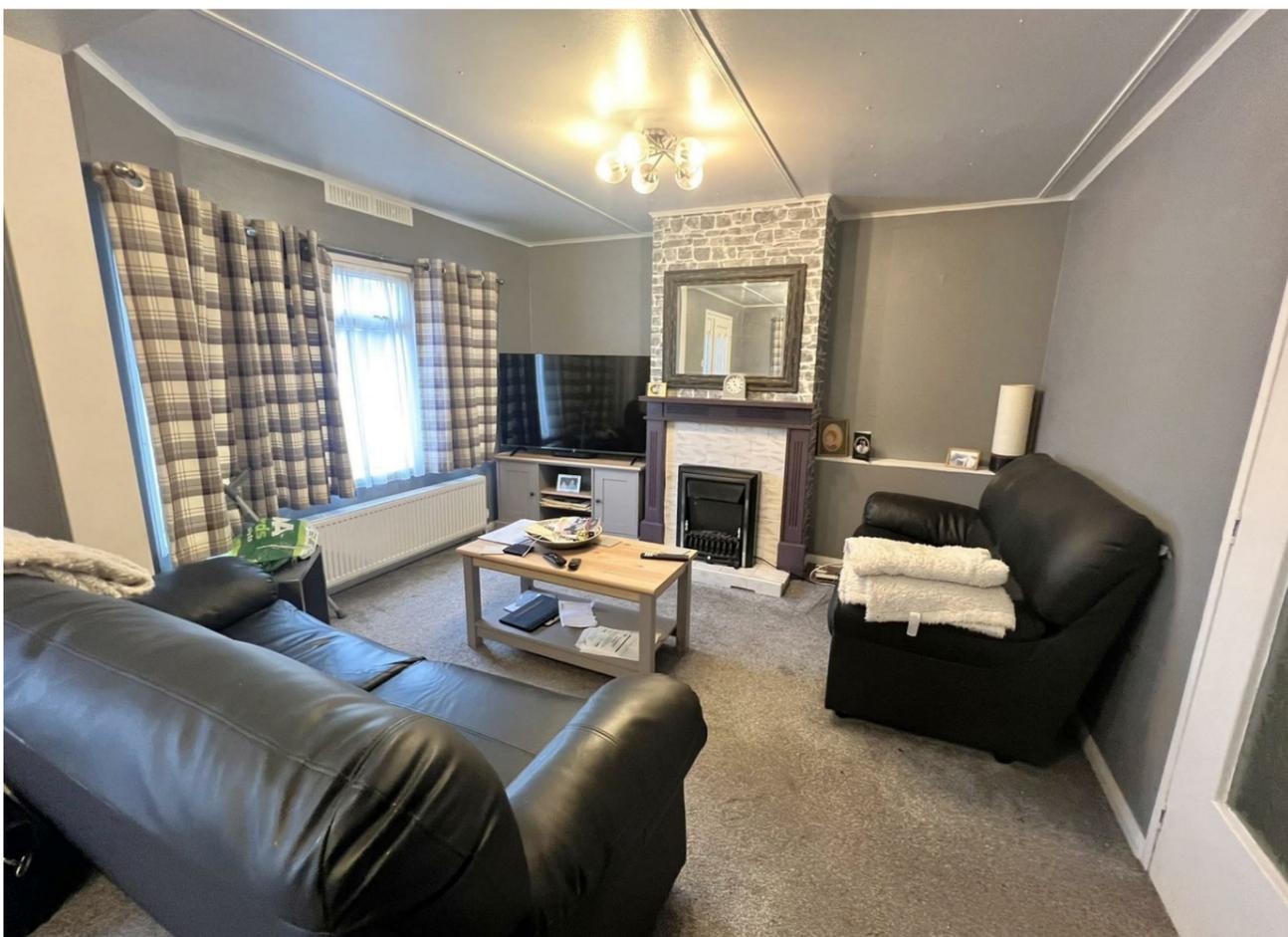
The accommodation comprises: LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS (one with EN-SUITE SHOWER), and a BATHROOM.

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 steps with a handrail, up to a upvc obscure glazed panel door leading into:

#### LOUNGE/DINER

19'08 x 10'04 opening to 11'10 (5.99m x 3.15m opening to 3.61m)

Lounge- Feature fireplace with alcoves to either side, wooden mantle, tiled surround, electric fire situated in front, ceiling light, power points, tv point, double radiator, front aspect upvc double glazed window.

Diner- Ceiling light, power points, single radiator, telephone point, side aspect double glazed window.

Obscure glazed panel door giving access to:

#### INNER HALLWAY

14'01 x 3'02 (4.29m x 0.97m)

Ceiling light, central heating thermostat controls, door giving access to storage cupboard with hanging and shelving options, obscure glazed panel doors giving access into:

#### KITCHEN

11'05 x 9'07 (3.48m x 2.92m)

Single bowl, single drainer stainless steel sink unit, mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, upstands, space for freestanding gas cooker, space for freestanding fridge/freezer, space and plumbing for washing machine, directional ceiling spots, extractor fan, power points, single radiator, side aspect upvc double glazed window with views towards forest and woodland, side aspect upvc double glazed door giving access to the side entrance.

#### BEDROOM ONE

13'06 x 9'06 (4.11m x 2.90m)

Ceiling light, range of built-in bedroom furniture to include two

double wardrobes with drawers beneath, vanity unit with drawer and cupboards above, ensuite shower cubicle with mains fed shower, conventional and drencher head, wet board surround, ceiling light, directional ceiling spots, power points, single radiator, rear aspect upvc double glazed window.

#### BEDROOM TWO

8'03 x 9'07 (2.51m x 2.92m)

Range of built-in wardrobes, two double wardrobes, one single wardrobe, dressing unit with drawers beneath, ceiling light, single radiator, power points, side aspect upvc double glazed window with views towards forest and woodland.

#### BATHROOM

White suite with close coupled w.c, vanity wash hand basin with cupboard beneath, monobloc mixer tap over, modern side panel bath, shower screen, tiled surrounds around bath, basin and w.c, ceiling light, single radiator, side aspect obscure double glazed window, door to storage cupboard housing the Worcester combi gas fired central heating and domestic hot water boiler.

#### OUTSIDE

The right-hand side of the property features a low-maintenance gravel seating area, with steps rising to the side entrance. To the left, a further garden area includes a useful storage shed. At the rear, there is a brick-built garden store with power and lighting.

#### DIRECTIONS

From Mitcheldean take the A4136 up over Plump Hill and upon reaching the Nailbridge traffic lights turn left signposted Cinderford. Take the second turning right on to Broadmoor Road, this leads on to Forest Vale Road. Upon reaching the mini roundabout turn right. Continue along Valley Road and at the T junction turn left then right into Railway Road. Proceed along here and after a short distance on the left hand side is the entrance into St Michaels Park. Follow the road to the right hand side, up to the top, turning left, where the property can be found after a short distance on the left hand side.

#### AGENTS NOTE

Over 50's  
Ground Rent payable in monthly instalments of £219.94  
Freeholder: Kerry Parks LTD. Next ground rent review: 01/01/2027

#### SERVICES

Mains water, drainage, electricity. LPG

#### 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

#### LOCAL AUTHORITY

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

#### TENURE

Leasehold in Perpetuity.

#### 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.