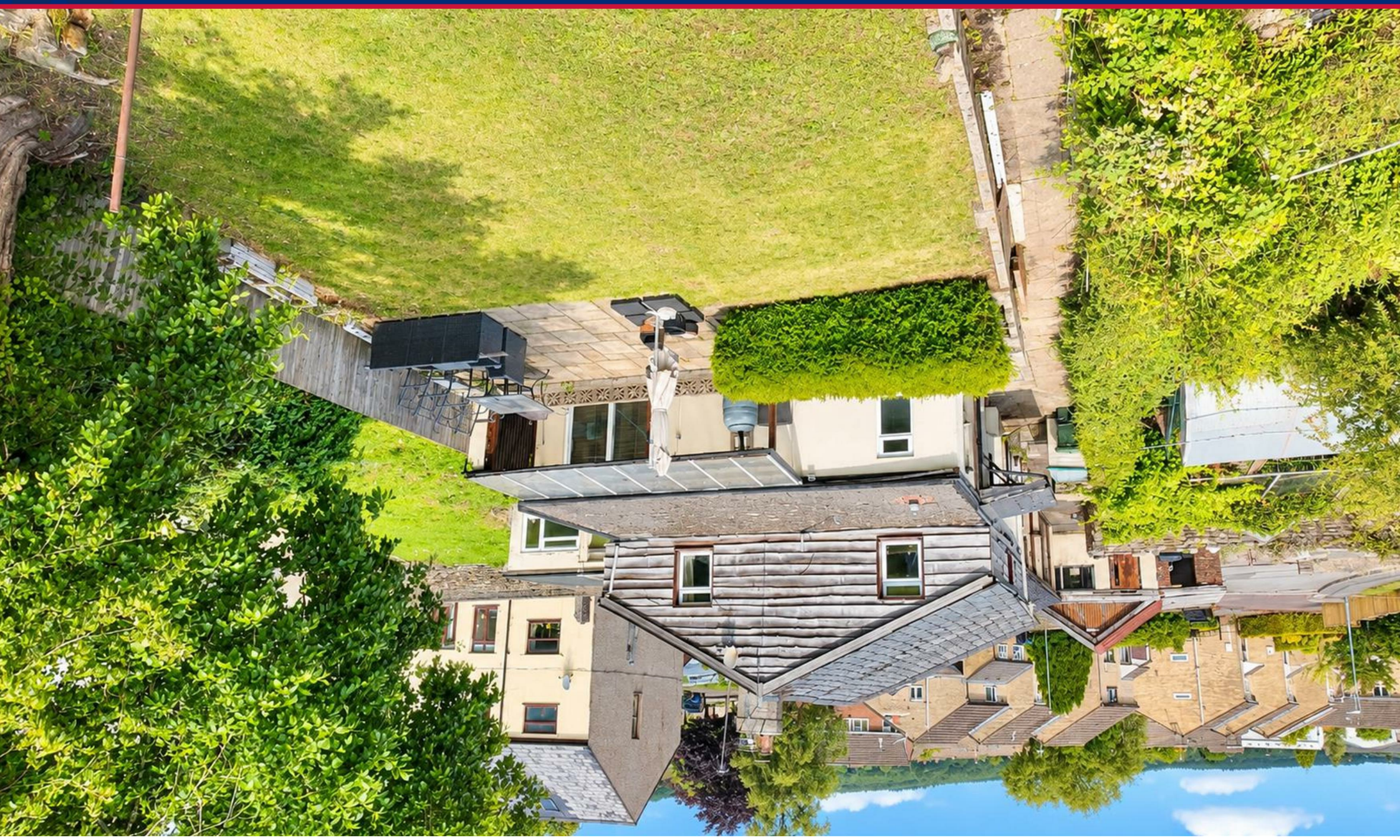
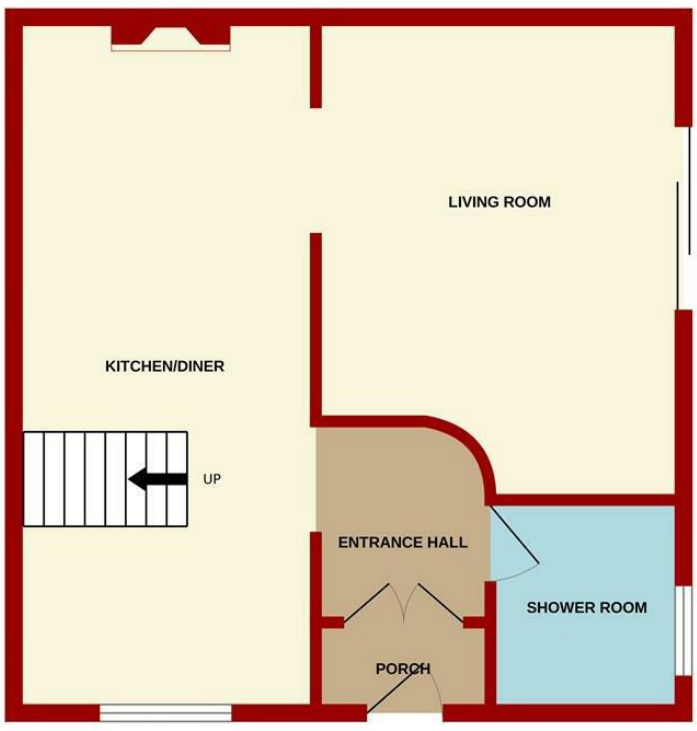
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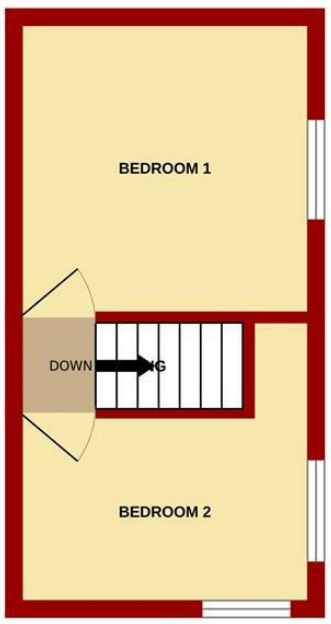
# 19 Hastings Road
Cinderford GL14 2HL

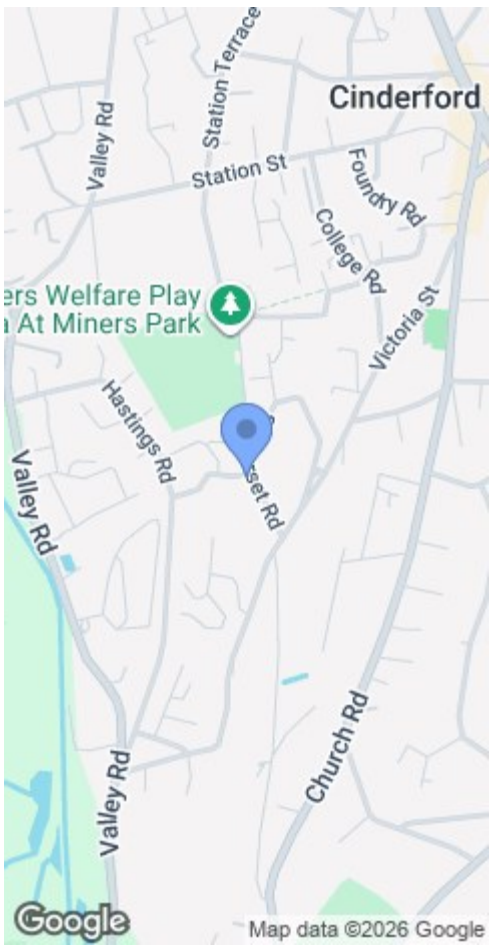


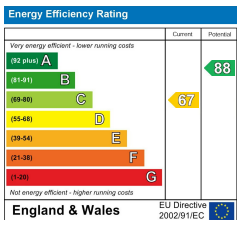
GROUND FLOOR

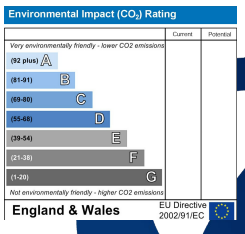



1ST FLOOR




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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# Price Guide £200,000

A DELIGHTFUL and GENEROUSLY PROPORTIONED TWO-BEDROOM SEMI-DETACHED COTTAGE, offering EXTENDED ACCOMODATION in a peaceful, tucked-away position. This CHARMING home boasts a LARGE SOUTH-FACING GARDEN with wonderful WOODLAND VIEWS, all within a short walk of Cinderford town centre.

Perfect as a first home, the cottage features an INTERNAL PORCH leading to the ENTRANCE HALL, a SPACIOUS 23FT. KITCHEN and DINING AREA complete with a cosy WOOD-BURNING STOVE, and a welcoming 16FT. LIVING ROOM with direct access to the GARDEN. A stylish MODERN SHOWER ROOM completes the ground floor. Upstairs, there are TWO COMFORTABLE DOUBLE BEDROOMS. The IMPRESSIVE GARDEN provides excellent PRIVACY and enjoys BEAUTIFUL OUTLOOKS across the Forest, making it a true haven for nature lovers.

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 upvc double glazed door leads into;

## INNER PORCH
Tiled floor, obscured front aspect window, a pair of upvc double glazed doors leads to;

## HALLWAY
Radiator, curved feature wall with inset glass blocks, door leads to the shower room, the hallway leads to the kitchen/diner.

## SHOWER ROOM
7'08 x 6'00 (2.34m x 1.83m)
Comprising a modern suite to include a walk-in corner shower cubicle with mains fed shower, vanity sink unit and low level w.c. Radiator, wall mounted gas-fired combi boiler installed August 2024. Obscured side aspect window.

## KITCHEN/DINER
23'00 x 10'00 (7.01m x 3.05m)
Fully fitted modern wall and base level units with laminate worktops and tiled splash-backs, breakfast bar with built in storage, ceramic sink unit with drainer, integrated electric oven, induction hob and extractor hood. Space and plumbing for a washing machine, dishwasher, fridge/freezer and tumble dryer. Heated towel rail, tiled floor, front aspect window, stairs lead to the first floor.

The dining area features a cast iron multi fuel burner sat on a raised stone hearth, tiled floor, opens into;

## LIVING ROOM
16'05 x 11'06 (5.00m x 3.51m)
Reclaimed parquet herringbone flooring, radiator, tv point, double glazed upvc sliding patio doors lead out to the garden.

## LANDING
Access to insulated loft space, doors lead off to the two bedrooms.

## BEDROOM ONE
10'09 x 10'00 (3.28m x 3.05m)
Radiator, side aspect window overlooking the garden.

## BEDROOM TWO
10'00 x 8'08 (3.05m x 2.64m)
Radiator, over stairs storage cupboard, front and side aspect windows overlooking the garden.

## OUTSIDE
A pathway runs along the frontage of the neighbouring property, leading to a gated entrance and on toward the welcoming canopied porch and garden. The sunny south-facing garden features a patio ideal for outdoor seating, alongside a neatly kept lawn, well-stocked flower and shrub borders, and a useful storage shed.

## AGENTS NOTE
19 Hastings Road is accessed via a pathway owned by the neighbouring property of which you have a right of access over.

## DIRECTIONS
What3Words-///values.brush.screaming- From the Nailbridge traffic lights on the A4136, take the turning signposted Cinderford. Continue along the road and enter the High Street, then take the right turning just after the clock tower into Market Street. Take the first right into Victoria Street and then take the third turning right into Somerset Road. Take the first left turn into Hastings Road, the property can be found set back off of the road on the left hand side as per our for sale board.

## SERVICES
Mains water, electricity, 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 - Rate to be confirmed

## LOCAL AUTHORITY
Council Tax Band: A
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 available to undertake Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys