64 Church Road
Cinderford GL14 2EA

STEVE GOOCH
ESTATE AGENTS | EST 1985





Approximate total area(1)
693 ft²

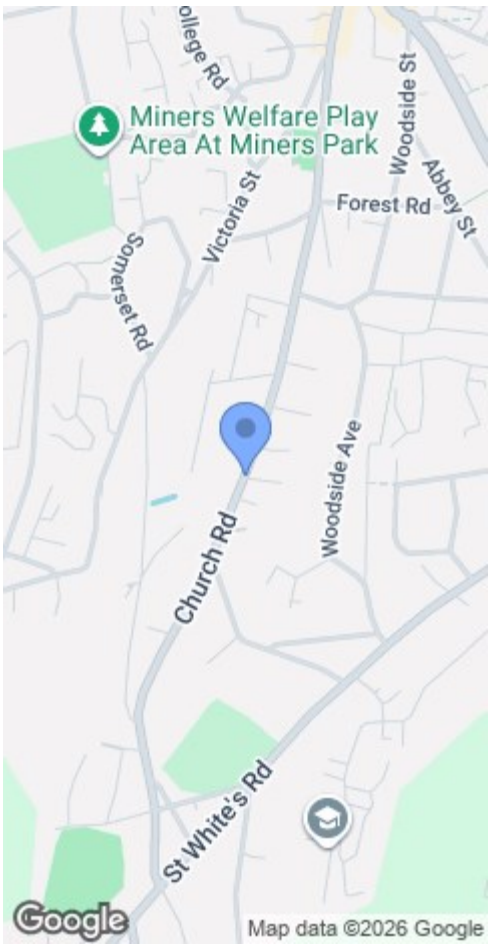
Reduced headroom
13 ft²

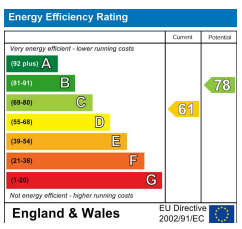
(1) Excluding balconies and terraces

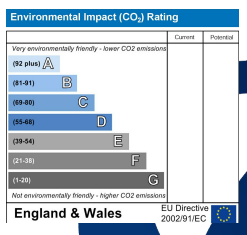
Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Guide Price £215,000

A WELL-PRESENTED TWO DOUBLE BEDROOM, TWO RECEPTION ROOM SEMI-DETACHED LATE 19TH CENTURY COTTAGE, pleasantly situated along the popular CHURCH ROAD and offering an appealing blend of CHARACTER and PRACTICAL LIVING SPACE. The property benefits from OFF-ROAD PARKING FOR TWO VEHICLES to the rear, together with a USEFUL STONE-BUILT OUTBUILDING, ideal as a WORKSHOP or additional STORAGE SPACE, whilst enjoying attractive WESTERLY-FACING WOODLAND VIEWS.

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.

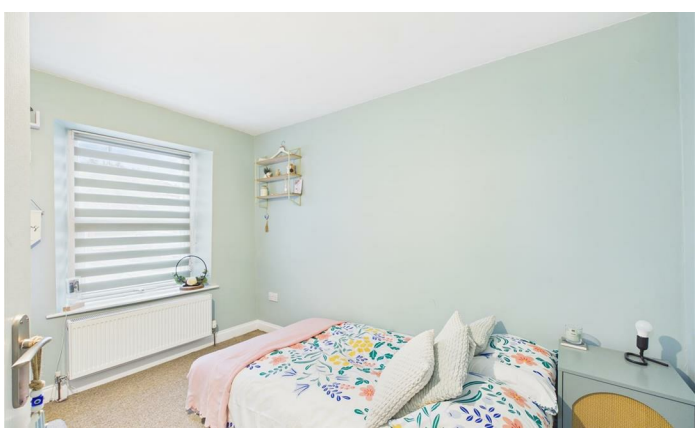














FRONT PORCH
Accessed via an obscured glazed door, quarry tiled flooring, windows to both sides, a folding door leads into;

LIVING ROOM
12'3 x 11'9 (3.73m x 3.58m)
A cosy and comfortable room with a feature fireplace having a multi-fuel burning stove set on a raised tiled hearth, radiator, front aspect window. A step up with a door leads into;

DINING ROOM
10'9 x 9'11 (3.28m x 3.02m)
With feature decorative fireplace, radiator, stairs ascend to the first floor with storage cupboard under, rear aspect window, a step up to;

KITCHEN
10'3 x 5'10 (3.12m x 1.78m)
Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer, space for a freestanding cooker with extractor hood, fridge/freezer and plumbing for a washing machine. Radiator, quarry tiled flooring, side aspect window and door leading to the rear porch.

REAR PORCH
Security light, door leads out to the rear garden.

LANDING
A galleried landing with hatch to insulated and part boarded loft space, doors lead off to the two bedrooms and bathroom.

BEDROOM ONE
12'3 x 11'11 (3.73m x 3.63m)
Radiator, front aspect window enjoying pleasant woodland views.

BEDROOM TWO
10'10 x 7'3 (3.30m x 2.21m)
A double room with a radiator, rear aspect window.

BATHROOM
10'2 x 5'8 (3.10m x 1.73m)
Comprising a four piece suite to include a bath, walk-in shower, close coupled w.c and vanity washbasin unit. Chrome towel rail, obscured side aspect window.

PARKING
There is a gravelled parking area to the rear of the property for parking two vehicles.

OUTSIDE
From the back door, steps lead up to an area laid to slate with side gate and access to the detached stone built outbuilding and boiler room housing the gas-fired combi boiler. A path with gravelled seating area to the side leads to a lawned area, this in turn leads to the parking area.

SERVICES
Mains electric and water, gas and drainage.

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: 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.

DIRECTIONS
From Cinderford town centre, turn into Market Street and continue along into Church Road. Follow the road where the property can be found on the left just before the Nags Head Public House.

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.