2 Seven Stars Road
Cinderford GL14 2TG

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £350,000

A CHARMING AND CHARACTERFUL THREE BEDROOM DETACHED PERIOD COTTAGE, dating back to 1867, occupying a GENEROUS MATURE SOUTH-FACING PLOT EXTENDING TO OVER ONE FIFTH OF AN ACRE. Offering VERSATILE AND WELL-PROPORTIONED ACCOMMODATION, the property is ideally suited to FAMILY LIVING, HOME WORKING OR CREATIVE PURSUITS. Further benefits include an ATTACHED DOUBLE GARAGE/WORKSHOP and AMPLE OFF-ROAD PARKING, providing excellent flexibility both inside and out.

Extended over the years to create a comfortable and individual home, the property combines period features including exposed beams and a stone fireplace with wood-burning stove with practical modern living space. The ground floor offers a large living room, separate dining room, kitchen, conservatory overlooking the garden, bathroom and useful utility/cloakroom.

A distinctive home offering considerable flexibility for working from home, hobbies and gardening, while being within a few minutes' walk of the Forest. Outline planning permission was previously granted for the erection of a detached four-bedroom dwelling within the plot (reference P0356/08/OUT). Interested parties should make their own enquiries regarding any future development potential.

The property is accessed from the front aspect via a solid wood door leading into;

LIVING ROOM
20'5" x 10'11" (6.22m x 3.33m)
Character features include an original feature stone fireplace with wood burner set on a raised stone hearth and exposed beams, ceramic tiled flooring with underfloor heating, stairs ascend to the first floor landing, two front aspect windows. Steps lead down to the bathroom, an opening leads through to the dining room.

BATHROOM
9'1" x 5'9" (2.77m x 1.75m)
Comprising a four piece suite including a panelled bath, corner shower cubicle with electric shower and tiled surround, close coupled w.c and pedestal washbasin unit. Additionally there is a radiator, tiled flooring, partly tiled walls and a skylight.

DINING ROOM
13'6" x 9'3" (4.11m x 2.82m)
Feature exposed beams, radiator, tiled flooring, double doors lead through to the conservatory, a doorway leads through to the kitchen.

KITCHEN
13'1" x 9'11" (3.99m x 3.02m)
A bespoke farmhouse-style kitchen comprising a range of farmhouse style fitted units with acrylic worktops and tiled splash-backs, inset ceramic sink unit with drainer, space for a freestanding cooker, plumbing for dishwasher and plumbed in fridge/freezer. Additionally there is a ceramic tiled floor, radiator, and dual aspect windows overlooking the garden. A hallway off the kitchen with a vanity washbasin unit, ceramic tiled flooring, radiator, side aspect window and stable door opening out to the garden leads to a w.c/utility.

UTILITY / CLOAKROOM
Comprising a close coupled w.c with space and plumbing for a washing machine and a wall mounted gas-fired boiler.

CONSERVATORY
12'4" x 10'11" (3.76m x 3.33m)
A bright conservatory overlooking the south-facing garden, creating an excellent additional reception space with laminate wood flooring, power and lighting. French doors open out to the garden.

FROM THE LIVING ROOM, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Radiator, rear aspect window, doors lead off to the three bedrooms.

BEDROOM ONE
10'9" x 8'11" (3.30m x 2.74m)
Radiator, exposed floorboards, loft hatch, rear aspect window, door leads into

EN-SUITE
3'3" m x 9'6" (1.0 m x 2.90)
Comprising a mains fed large shower cubicle, with rain head shower unit, close coupled w.c and pedestal washbasin unit. There is also a radiator, exposed floorboards and obscured side aspect window. The dual lighting can be white or blue

BEDROOM TWO
11'1" x 10'0" (3.38m x 3.05m)
A double room currently utilised as a home office, radiator, front aspect window, feature exposed stonework wall.

BEDROOM THREE
9'10 x 7'10 (3.00m x 2.39m)
A further bedroom currently utilised as a hobby room featuring a live edge cedar fireplace surround, over-stairs storage/hanging space, painted stone wall, loft hatch, radiator and a front aspect window

PARKING AND DOUBLE GARAGE
To the front of the property is off-road parking for one vehicle that leads to the attached double garage accessed via an electric up and over door having power and lighting, personal door to the garden and two rear aspect windows, offering excellent storage, workshop or hobby potential. There is additional parking for vehicles accessed via a pair of gates at the rear. The garage is believed to have been used for a motorcycle business in the past.

OUTSIDE
A personal gate leads into a low walled front garden, with a side pathway and gate providing access to the rear garden and a useful stone-built outbuilding. A mature, established and private south-facing garden extending to over a fifth of an acre, with fruit trees and established planting. Various seating areas are positioned throughout the garden, providing ideal spaces to enjoy the sunny aspect.

AGENT'S NOTE
Outline planning permission has previously been granted for the erection of one 4 bedroomed detached dwelling, planning permission reference is P0356/08/OUT.

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

TENURE
Freehold.

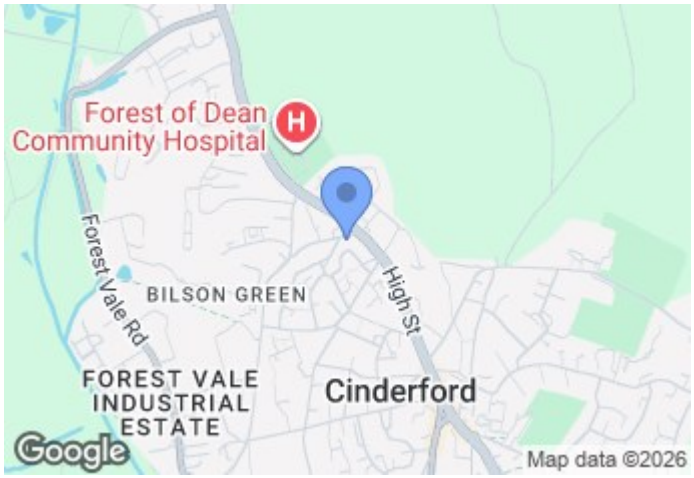
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Nailbridge traffic lights on the A4136, take the turning signposted Cinderford and continue towards the town centre. Take the right turn into Seven Stars Road just before the petrol station where the property can be found after a short distance on the left.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



Floor 0

Floor 1

Approximate total area(1)

1611 ft²

Reduced headroom

10 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.

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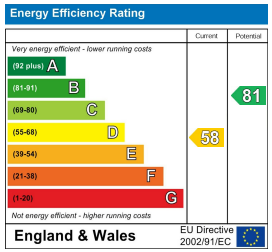

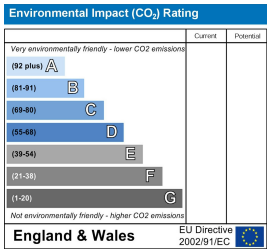

MISREPRESENTATION DISCLAIMER

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.