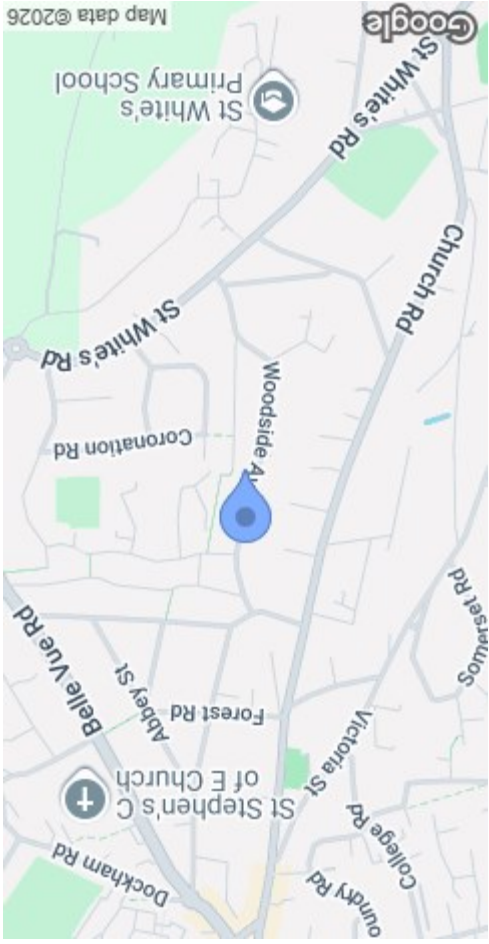




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



GIRAFE 360
 only.
 floor plan is intended for illustration
 approximate and not to scale. This
 3C standard. Measurements are
 Calculations reference the RICS IPMS
 only. (1) Excluding balconies and terraces.
 Reduced bedroom
 Below 5 ft.
 Reduced bedroom
 6 ft.
 Reduced bedroom
 8.75 ft.
 Approximate total area



20 Woodside Avenue
 Cinderford GL14 2DW

£290,000

Steve Gooch Estate Agents are delighted to offer for sale this 1930'S THREE BEDROOM SEMI-DETACHED FAMILY HOME, enjoying FAR-REACHING VIEWS OVER FOREST, WOODLAND AND TOWARDS THE WELSH MOUNTAINS. The property benefits from OFF-ROAD PARKING FOR TWO VEHICLES, GARAGE, and ENCLOSED GARDENS, together with EXPOSED FLOORBOARDS, GAS CENTRAL HEATING, and DOUBLE GLAZING.

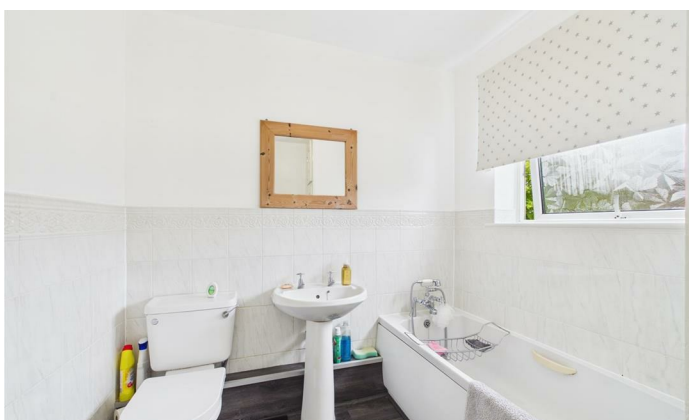
The accommodation comprises: ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, and KITCHEN to the ground floor, with THREE BEDROOMS and a FAMILY BATHROOM to the first floor.

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.



Paved steps lead to the porch area, timber front door with obscure glazed panels to top and side lead into the:

ENTRANCE HALL

Stairs leading to the first floor, ceiling light, exposed timber skirting boards, double radiator, central heating thermostat controls, power point, gigaclear internet point, high-handle wooden panel doors giving access into the:

DINING ROOM

11'10 x 12'3 (3.61m x 3.73m)

Ceiling light, coving, tiled fireplace with alcoves to either side, double radiator, power points, exposed timber floorboards, front aspect upvc double glazed window, wooden window ledge, far reaching views towards forest and woodland in the distance.

LOUNGE

11'5 x 11'9 (3.48m x 3.58m)

Ceiling light, coving, exposed brick chimney breast with alcoves to either side, wood burning stove inset, slate hearth, power points, double radiator, exposed timber floorboards, French doors opening onto the rear garden.

KITCHEN

6'8 x 13'6 (2.03m x 4.11m)

Inset ceiling spots, wall mounted gas fired central heating and domestic hot water boiler, range of base and wall mounted units, bevelled edge envelope style tiles, power points, four-ring gas hob with electric oven beneath, extractor hood over, one and a half bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, space for automatic washing machine, space and plumbing for dishwasher, double radiator, side aspect upvc double glazed window, rear aspect upvc double glazed window overlooking the rear garden, side aspect upvc obscure georgian bar door giving access to the rear garden. Opening to the under stairs storage area with worktop area and cupboard storage, space for fridge/freezer, small side aspect upvc obscure double glazed window.

From the entrance hall, stairs lead up to the first floor:

LANDING

Access to roof space, power point, side aspect upvc obscure double glazed window, high-handled panel doors giving access into:

BEDROOM ONE

11'7 x 12'11 (3.53m x 3.94m)

Ceiling light, coving, chimney breast, alcoves to either side, exposed timber floorboards, double radiator, power points, front aspect window with far reaching views over forest, woodland and the Welsh mountains.

BEDROOM TWO

11'6 x 11'11 (3.51m x 3.63m)

Ceiling light, coving, chimney breast with alcoves to either side, exposed timber floorboards, single radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

BEDROOM THREE

6'9 x 7'8 (2.06m x 2.34m)

Access via concertina door, ceiling light, picture rail, power point, exposed timber floorboards, front aspect double glazed window with far reaching views over forest, woodland and the Welsh mountains.

BATHROOM

6'10 x 7'3 (2.08m x 2.21m)

White suite with modern side panel bath, pedestal wash hand basin with close coupled w.c, airing cupboard with storage, single radiator, rear aspect obscure double glazed window.

SINGLE GARAGE & PARKING

The property has a private driveway suitable for two vehicles. Single garage with up & over door.

OUTSIDE

Enclosed front garden laid to lawn with paved steps, wooden fence surround.

From the garage, pathway and gated access leads to the rear garden benefitting from concrete patio area and pathway leading through the garden, large lawned area, enclosed by fencing and hedging surround, fruit bearing trees, outside lighting, outside tap.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Proceed up to the mini

roundabout, turning right onto Woodside Street, follow the road around to the right, taking the turning left into Woodside Avenue where the property can be found after a short distance on the left hand side.

SERVICES

Mains water, drainage, electricity, 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 Water

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

