



2 Deans Place Broad Street  
Littledean, Cinderford GL14 3NQ



STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£200,000**

Steve Gooch Estate Agents are delighted to offer for sale this CHARACTERFUL TWO BEDROOM END-TERRACE HOUSE, boasting CHARMING PERIOD FEATURES including EXPOSED FLOORBOARDS AND BEAMS, FIREPLACES, and a WOODBURNING STOVE. The property further benefits from an ENCLOSED REAR GARDEN WITH GATED ACCESS, is PREDOMINANTLY DOUBLE GLAZED, and has GAS CENTRAL HEATING.

The accommodation comprises: LOUNGE, KITCHEN / DINING ROOM, TWO BEDROOMS, and a FAMILY BATHROOM.

Littledean is a village located in the Forest of Dean district of Gloucestershire, England. It is situated approximately 12 miles (19 kms) southwest of the cathedral town of Gloucester.

The village is home to several historic buildings and landmarks, including the 17th-century Littledean Hall, a Grade II listed building. Littledean Jail, a former house of correction now a museum, is another notable attraction in the village.

The village is surrounded by beautiful countryside and offers opportunities for outdoor activities. The nearby Forest of Dean provides ample trails for walking, cycling, and exploring nature. The Wye Valley, with its stunning landscapes and the River Wye, is also within reach.

It features a village shop, a fish and chip shop, car sales business, hairdresser, primary school, church, and pub with restaurant, which serve as important focal points for residents.





The property is accessed via a small canopy porch with upvc front door with obscure glazed panel inset. This leads into the:

### LOUNGE

12'04 x 10'08 (3.76m x 3.25m)

Open fireplace with brick arch and stone hearth, inset multifuel burner, alcoves to either side, exposed ceiling timber, exposed feature stone wall, wooden shelving, exposed timber floorboards, power points, tv point, double radiator, front aspect upvc double glazed window, wooden thumb latch door with timber lintel over giving access into:

### KITCHEN/DINING ROOM

12'03 x 12'02 (3.73m x 3.71m)

Belfast style sink unit, monobloc mixer tap above, solid woodblock worktops, range of base and wall mounted units, power points, feature stone and brick fireplace housing the range cooker, timber shelf above, directional ceiling spots, exposed ceiling timber, vertical wall mounted radiator, conventional double radiator, space for washing machine, space for large fridge/freezer, continuation of the exposed stone walling, rear aspect upvc double glazed window overlooking the rear garden, rear aspect timber stable door with glazed panel to top opening onto the garden, understairs storage cupboard.

Timber staircase leading up to the first floor:

### LANDING

Access to roof space, ceiling light, power point, exposed timber skirting boards, exposed floorboards, wooden thumb latch door giving access into:

### BEDROOM ONE

12'02 x 11'00 narrowing to 8'09 (3.71m x 3.35m narrowing to 2.67m)

Feature fireplace with cast grate, wooden mantle and surround, stone hearth, small alcove to the left hand side, exposed ceiling timber, ceiling light, exposed window timber, exposed timber skirting boards, exposed timber floorboards, power points, double radiator, front aspect upvc double glazed window.

### BEDROOM TWO

9'08 x 8'02 (2.95m x 2.49m)

Cast fireplace, wooden surround and mantle, exposed timber skirting boards, exposed timber floorboards, power points, alcove to side with shelving, exposed

ceiling timber, exposed door lintel, lighting, upvc obscure double glazed window, wooden thumb latch door giving access to the airing cupboard housing the gas fired central heating and domestic hot water boiler, slatted shelving space.

### BATHROOM

White suite with modern side panel P shaped bath, taps over, shower screen, mains fed shower, conventional and drencher head, tiled surrounds, close coupled w.c, pedestal wash hand basin, double radiator, half tongue & groove timber clad walls, exposed ceiling timber, extractor fan, roof light, exposed timber floorboards.

### OUTSIDE

The property is approached via a small wrought-iron gate opening onto a paved pathway leading to the front door, with a neat front garden area.

From the kitchen, there is access to the rear garden via a rear porch. The garden includes a stone standing area, outside tap and door to a useful store shed. Paved steps rise to a pathway leading to the rear gate. A raised garden area with brick steps features established flower borders, shrubs and bushes, along with a decking area providing an ideal seating space to the rear.

### DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning left onto the Gloucester Road then immediately right onto the Abenhall Road and onto Flaxley Road. Proceed until reaching the T junction at Broad Street, Littledean. Turn left, continue past the Belfry Public House where the property can be found after a short distance on the left hand side just after the zebra crossing.

### SERVICES

Main water, electricity, drainage and 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 authority.

### 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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### PROPERTY SURVEYS

We have association with Qualified Property Surveyors offering a range of professional services for buyers and sellers.

### MONEY LAUNDERING REGULATIONS

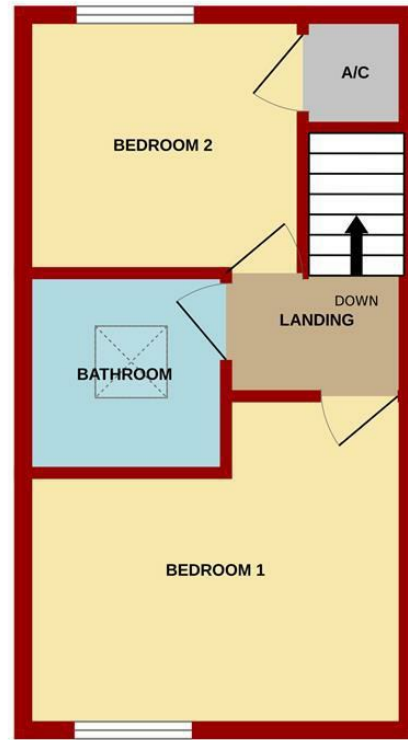
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



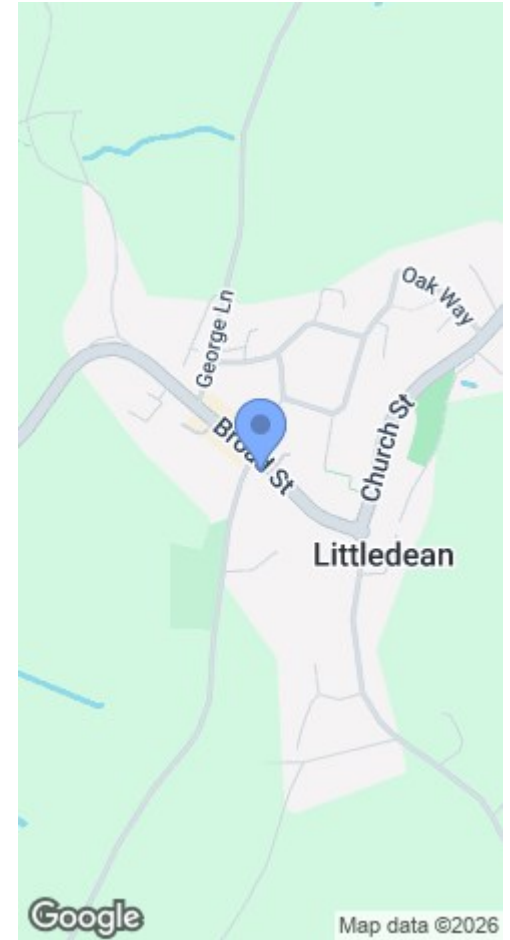
GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-101) <b>A</b>			(81-91) <b>A</b>
(82-91) <b>B</b>			(69-80) <b>B</b>
(69-81) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		89	
	59		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.



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