



9 Forest Rise
Cinderford GL14 2BX



STEVE GOOCH
ESTATE AGENTS | EST 1985

9 Forest Rise

£280,000

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Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED THREE BEDROOM DETACHED FAMILY HOME OFFERED FOR SALE WITH NO ONWARD CHAIN and benefiting from ATTACHED GARAGE, OFF ROAD PARKING, ENCLOSED GARDENS, UPVC GUTTERS & FACIAS, DOUBLE GLAZING and GAS CENTRAL HEATING.

The property comprises of PORCH, ENTRANCE HALL, LOUNGE, CONSERVATORY, DINING ROOM, KITCHEN, UTILITY and WETROOM to the ground floor with THREE BEDROOMS and LARGE 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.



The property is accessed via a porch area with upvc cladding to ceiling, wall light point, tiled flooring, wooden front door with obscure glazed panel inset and to side. This gives access into:

ENTRANCE HALL

13'02 x 6'04 (4.01m x 1.93m)

Stairs leading the the first floor, ceiling light, coving, telephone point, single radiator, power point, solid timber door sgiving access into:

LOUNGE

20'09 x 11'07 (6.32m x 3.53m)

Ceiling light, wall light points, feature stone fireplace, gas fire inset (currently disconnected), double radiators, power points, two tv points, coving, exposed timber window ledge, front aspect woodgrain upvc double glazed window overlooking the front garden, set of double glazed sliding doors opening into:

CONSERVATORY

10'06 x 9'06 (3.20m x 2.90m)

Dwarf wall construction with upvc woodgrain double glazed windows to side and rear aspect, glazed roof, power points, pair of side aspect French doors opening onto the garden.

DINING ROOM

12'07 x 8'06 (3.84m x 2.59m)

Ceiling light, coving, power points, double radiator, front aspect upvc double glazed window overlooking the front garden, pair of obscure glazed panel French doors opening into the:

KITCHEN

12'10 x 8'07 (3.91m x 2.62m)

Ceiling light, coving, single bowl, single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, built-in electric oven, gas hob with filter hood over, opening for fridge/freezer, space for undercounter dishwasher, solid timber door giving access into the entrance hall, rear aspect upvc woodgrain double glazed window overlooking the rear garden, opening into:





UTILITY

9'01 x 7'09 (2.77m x 2.36m)

Ceiling light, coving, single bowl, single drainer sink unit with mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surround, power points, double radiator, space for under counter washing machine, tiled effect vinyl flooring, rear aspect upvc woodgrain double glazed window overlooking the rear garden, woodgrain upvc double glazed door opening onto the side garden.

WETROOM

7'05 x 6'03 (2.26m x 1.91m)

White suite with close coupled w.c, wall mounted wash hand basin with taps, wall mounted electric shower, non slip flooring, fully tiled walls, single radiator, shaver light and shaver point, extractor fan, ceiling light, coving, rear aspect woodgrain upvc obscure glazed window.

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

LANDING

Access to roof space, ceiling light, coving, single radiator, solid timber doors into:

BEDROOM ONE

11'11 x 11'07 (3.63m x 3.53m)

Ceiling light, coving, power points, tv point, telephone point, double radiator, front aspect woodgrain upvc double glazed window overlooking the front garden with far reaching views over fields and woodland.

BEDROOM TWO

12'00 x 10'08 (3.66m x 3.25m)

Ceiling light, coving, power points, tv point, double radiator, louvre door to built-in wardrobe/storage cupboard with two hanging rails, exposed timber window ledge, two front aspect woodgrain upvc double glazed windows overlooking fields and woodland.

BEDROOM THREE

11'11 max x 9'01 (3.63m max x 2.77m)

Ceiling light, coving, power points, double radiator, exposed timber window ledge, rear aspect woodgrain upvc double glazed window overlooking the rear garden.

BATHROOM

12'03 x 9'10 (3.73m x 3.00m)

Ceiling light, coving, coloured suite with corner bath, taps over, bidet, close coupled w.c, two wash hand basins with vanity unit beneath, double radiator, fully tiled, wood effect vinyl flooring, rear aspect obscure upvc double glazed window.

GARAGE & PARKING

17'11 x 9'10 (5.46m x 3.00m)

A block paved driveway is suitable for parking two vehicles and leads to the garage.

Electric up & over door to front, personal door to rear, power and lighting.

OUTSIDE

The front of the property offers a fenced parking area with a paved pathway leading around to the front door. The garden features small trees and mature bushes, with gated side access to either side providing a route to the rear, complete with outside lighting.

The rear garden enjoys a patio seating area, lawns, and a selection of trees, shrubs, and bushes, all enclosed by fencing and hedging. There is also an outside tap and lighting for convenience.

DIRECTIONS

From Cinderford town centre, follow the road south-east going straight over at the mini roundabout into Belle Vue Road. At the top of the hill, turn left into Littledean Hill Road and follow the road to the end, then bear left onto Causeway Road. Take the first left into Forest Rise where the property can be found on the right 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: D

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

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

MONEY LAUNDERING REGULATIONS

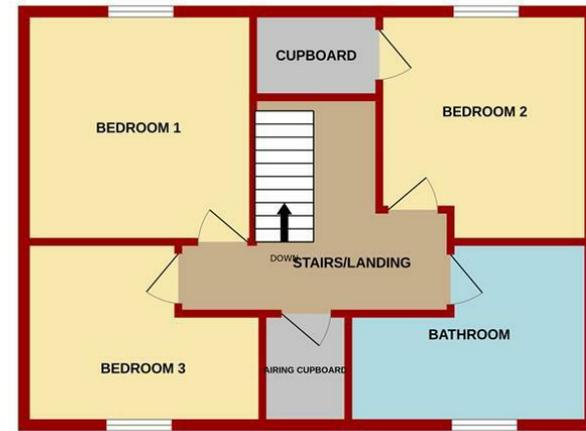
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



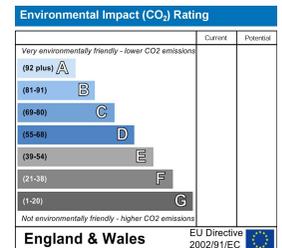
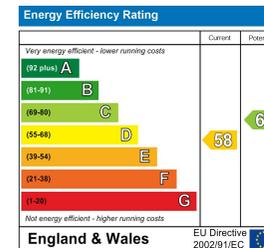
1ST FLOOR



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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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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