



Flat 1, 48A Commercial Street
Cinderford GL14 2RW



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £125,000

A WELL MAINTAINED and SPACIOUS TWO-BEDROOM GROUND-FLOOR FLAT, IDEALLY SITUATED JUST A SHORT WALK FROM CINDERFORD TOWN CENTRE. The property boasts TWO ALLOCATED PARKING SPACES and ACCESS TO CHARMING COMMUNAL GARDENS, suiting both FIRST TIME BUYERS and INVESTORS.

The accommodation briefly comprises a SPACIOUS LOUNGE, KITCHEN, TWO BEDROOMS and a SHOWER ROOM. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED.

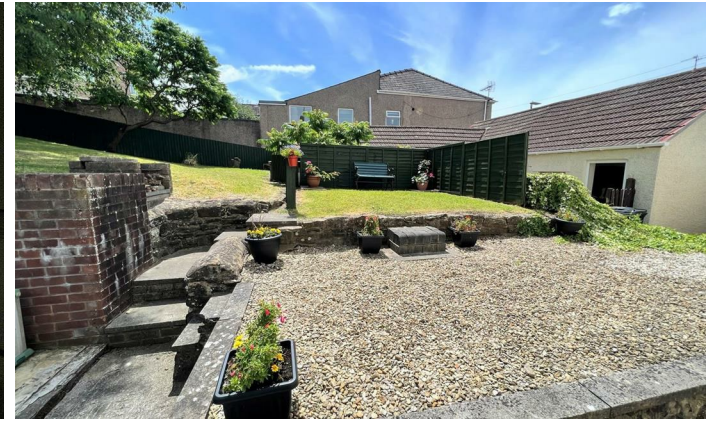
Cinderford Is A Town Located In The Forest Of Dean District Of Gloucestershire. It Lies In The Eastern Part Of The Forest Of Dean, Approximately 10 Miles (16 Kilometres) East Of The City Of Gloucester.

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, 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, And A Local Market.

Cinderford Is Surrounded By Beautiful Woodland Areas, 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, And The Dean Heritage Centre.





Front aspect upvc door leads into

LOUNGE

15'4" x 13'4" (4.67m x 4.06m)

A spacious room comprising radiator, tv point, wood effect flooring, front aspect window with pleasant woodland views, door to bedroom one and leads through to the kitchen, bedroom two and shower room.

KITCHEN

8'2" x 7'3" (2.49m x 2.21m)

Newly fitted wall and base level units with solid wood worktops and inset sink unit with drainer. Space for a gas cooker, space and plumbing for a washing machine and under-counter fridge and freezer. Wall mounted gas-fired combi boiler, partly tiled walls, front aspect window enjoying woodland views.

BEDROOM ONE

15'6" x 8'10" (4.72m x 2.69m)

Radiator, wood effect flooring, front aspect window with woodland views.

BEDROOM TWO

8'6" x 6'6" max (2.59m x 1.98m max)

Radiator, side aspect window.

SHOWER ROOM

Walk-in mains fed shower cubicle with tiled surround, low level w.c, pedestal washbasin with tiled splashbacks, radiator, obscured side aspect window.

OUTSIDE

The property benefits from two allocated parking spaces and communal gardens.

SERVICES

Mains electricity, gas, water and drainage

AGENTS NOTE

The Lease is for 999 years from 1 Jan1989. Management fees are not applicable.

WATER RATES

Severn Trent Water Authority - rate TBC

LOCAL AUTHORITY

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

TENURE

Leasehold with a 25% share of the 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.

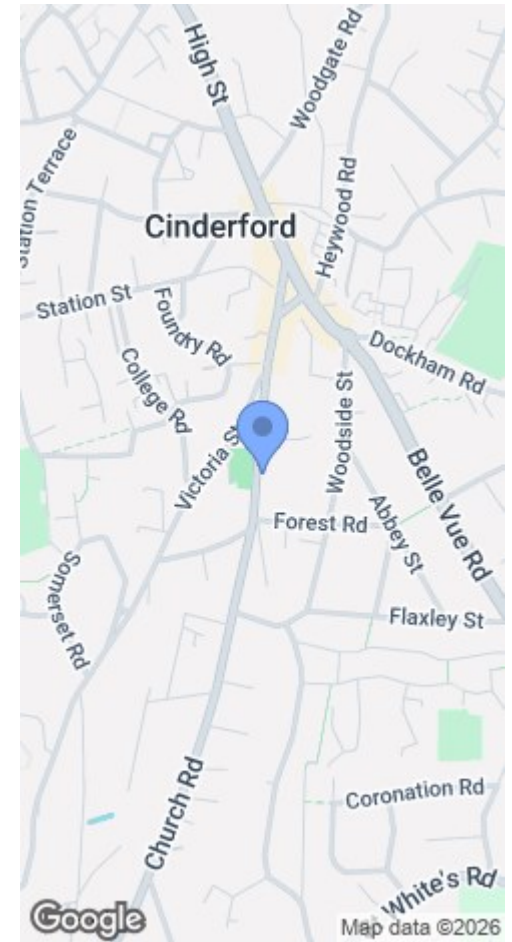
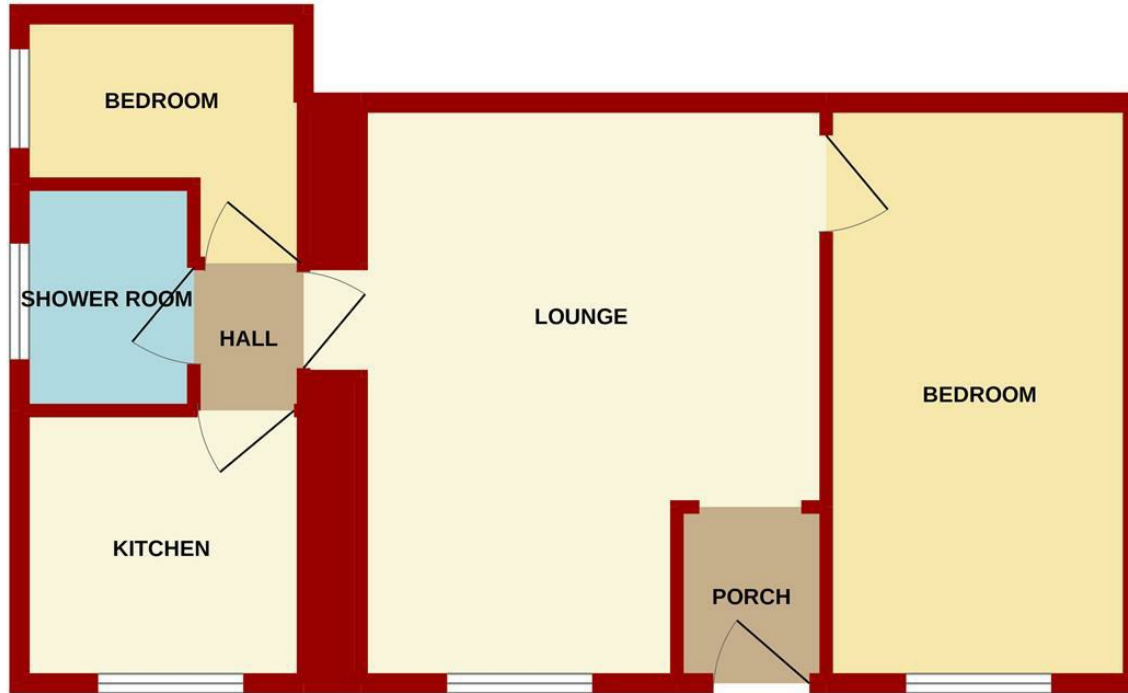
DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted for Cinderford. Continue up into the town centre and at the triangle, turn right onto Commercial Street. Proceed along here where the property can be found on the left hand side just before the turning into Forest Road.

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



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(91-100) A				(81-91) A			
(81-90) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
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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