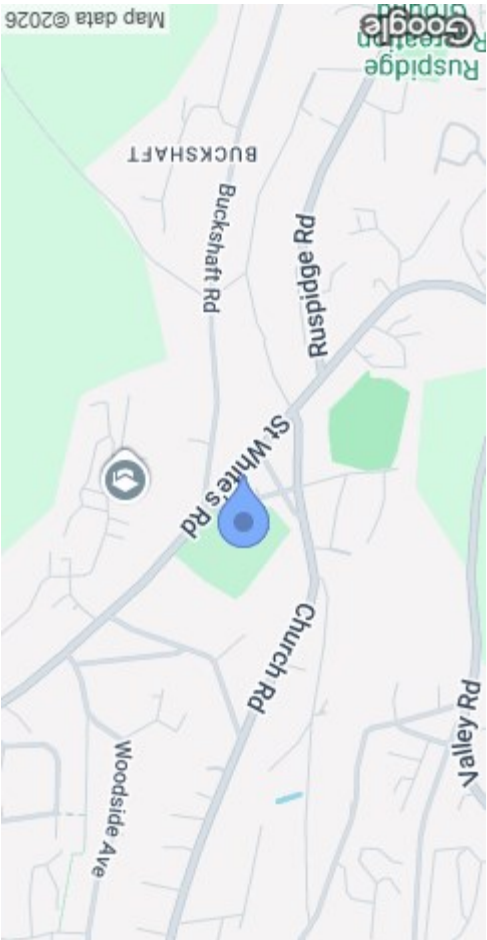


Energy Efficiency Rating	2020/21 EPC	England & Wales	2020/21 EPC	England & Wales
Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)	92-100	Very Energy Efficient (A+)
Energy Efficient (A)	81-91	Energy Efficient (A)	81-91	Energy Efficient (A)
Decent (B)	69-80	Decent (B)	69-80	Decent (B)
Decent (C)	55-68	Decent (C)	55-68	Decent (C)
Decent (D)	46-54	Decent (D)	46-54	Decent (D)
Decent (E)	39-45	Decent (E)	39-45	Decent (E)
Decent (F)	31-38	Decent (F)	31-38	Decent (F)
Decent (G)	1-30	Decent (G)	1-30	Decent (G)
Very Poor (Below G)	Below 1	Very Poor (Below G)	Below 1	Very Poor (Below G)



STEVE GOOCH
ESTATE AGENTS | EST 1985

£190,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM END TERRACED HOUSE, comprising of: Entrance Porch, Lounge, Kitchen, Rear Hall, upstairs Two Bedrooms and Family Bathroom. Good Sized Enclosed Garden, Off Road Parking and Garage. Benefits from Gas Central Heating and Double Glazing.

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.



Accessed via a small step to the woodgrain effect door with double glazed obscure panel inset.

ENTRANCE HALL

6'9" x 21" (2.06m x 0.64m)

Ceiling light, coving, glazed panel door opening into:

LOUNGE

14'0" x 11'4" (4.27m x 3.45m)

Ceiling light, feature fireplace with wooden surround, marble hearth and backing, electric fire inset, dado rail, double radiator, power points, TV point, front aspect window, door to understairs storage cupboard,

KITCHEN

9'10" x 8'3" (3.00m x 2.51m)

Single bowl, single drainer stainless steel sink with mixer tap, rolled edge worktops, range of base and wall mounted units with tiled surrounds, power points, space for freestanding cooker, space for under counter washing machine, space for fridge/freezer, rear aspect window overlooking the rear garden, opening to

SIDE HALL

Stairs leading to the first floor, double radiator, power points, doors to storage cupboard with shelving inside, rear aspect door. Central heating thermostat control on the stairs.

LANDING

Access to roof space, ceiling light, coving, hatch giving access to plumbing for the shower, power point.

BEDROOM ONE

8'7" x 11'3" (2.44m/2.13m x 3.43m)

Ceiling light, coving, ceiling rose, double radiator, power points, front aspect window overlooking the front garden.

BEDROOM TWO

8'10" x 8'4" (2.69m x 2.54m)

Ceiling light, ceiling rose, coving, power points, double radiator, TV point, door to over stairs storage cupboard housing the gas fired domestic and hot water boiler, rear aspect window overlooking the rear garden with views towards forest and woodland in the distance.

BATHROOM

6'1" x 5'5" (1.85m x 1.65m)

White suite with close coupled WC, vanity wash hand basin with monobloc mixer tap, cupboard beneath, tiled surrounds, square shower cubicle with mains fed shower fitted, ceiling light, wall mounted electric heater, single radiator, side aspect obscure window.

OUTSIDE

Front garden is laid to gravel for easy maintenance with raised beds enclosed by a mix of fence and hedging surround. Concrete pathway with further raised border and vegetable patch. Rear garden has a block paved patio and seating area with dwarf walls, steps leading down to further raised beds. Parking and garage, accessed via a pair of double doors, outside tap and outside lighting

DIRECTIONS

From the Mitcheldean office proceed down to the mini-roundabout turning right onto the A4136, continue up over Plump Hill and on reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Continue along here through Steam Mills, taking the turning right into Broadmoor Road, continue through the industrial estate to the mini-roundabout turn right onto Valley Road. Continue along to the T-Junction at St Whites Road, turn left up the hill where the property can be found after a short distance on the left hand side.

SERVICES

Mains electricity, gas, water and drainage

WATER RATES

Severn Trent Water Authority - Rat TBC

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.

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)

TENURE

Freehold

LOCAL AUTHORITY

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

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.

