

20 Sutton Road
Cinderford GL14 2TX

STEVE GOOCH
ESTATE AGENTS | EST 1985

# Guide Price £180,000

A WELL-PROPORTIONED TWO BEDROOM SEMI-DETACHED PROPERTY, offered for sale with NO ONWARD CHAIN and occupying a pleasant position within the QUIET VILLAGE OF SOUDLEY, in the HEART OF THE FOREST OF DEAN. This MUCH-LOVED HOME offers excellent potential for buyers wishing to put their own stamp on a property, with SCOPE TO EXTEND, SUBJECT TO THE NECESSARY PLANNING CONSENTS. Further benefits include ENCLOSED GARDENS, OFF-ROAD PARKING FOR ONE/TWO VEHICLES and WOODLAND WALKS ON THE DOORSTEP, making this an ideal home for those looking to enjoy village life surrounded by beautiful countryside.

The property accommodation comprises ENTRANCE HALL, LIVING ROOM, KITCHEN and LEAN TO SHED on the ground floor with TWO DOUBLE BEDROOMS and a BATHROOM on the first floor.

The property is close to village amenities including Soudley Primary School, village hall and recreation ground, public house and the 'Dean Heritage Centre' with its popular cafe. There are many woodland walks on the doorstep including the very scenic Soudley Ponds. A regular bus services links Soudley to the surrounding towns, including Cinderford, Lydney, Chepstow and Gloucester. Further amenities can be found in the market town of Cinderford approximately 2/3 miles away.















A front aspect upvc door leads into;

## ENTRANCE HALL
Side aspect window, stairs ascend to the first floor landing, a door leads into;

## LIVING ROOM
13'9 x 14'6 (4.19m x 4.42m)
A spacious room having a lovely view towards woodland and countryside via its front aspect window, Gigaclear fibre point, a door leads into;

## KITCHEN
8'9 x 17'8 (2.67m x 5.38m)
Comprising a a range of wall and base level units with painted wooden worktops, inset 1.5 bowl stainless steel sink unit with drainer, there is space for an electric cooker and fridge/freezer as well as plumbing for a washing machine. Additionally there is a useful under-stairs storage cupboard, two rear aspect windows that overlook the garden and a door leading into;

## LEAN-TO SHED
11'0 x 5'6 (3.35m x 1.68m)
With power, useful storage space, a rear door leads out to the garden.

## LANDING
Loft access, side aspect window, doors lead off to the two bedrooms and bathroom.

## BEDROOM ONE
10'4 x 14'7 (3.15m x 4.45m)
A large double room with a built in single wardrobe, front aspect window with lovely countryside views.

## BEDROOM TWO
12'6 x 9'4 (3.81m x 2.84m)
Also a double room with an airing cupboard housing the hot water immersion tank an a rear aspect window with pleasant woodland views.

## BATHROOM
5'4 x 7'11 (1.63m x 2.41m)
Comprising a wooden panelled bath, close coupled w.c and pedestal washbasin, obscured dual aspect windows.

## PARKING
There is gated off road parking for one vehicle to the rear of the property.

## OUTSIDE
A personal gate leads to the front garden with steps up to the front entrance. The garden continues to the side and rear of the property, a pair of wooden gates opens onto a parking area for one/two vehicles.

## DIRECTIONS
From the Mitcheldean office proceed over the hill and down to the mini roundabout on the A4136, turn left and then immediately turn right onto the Abenhall Road. Follow this road through to the village of Littledean, then turn left at the T junction onto Broad Street. Take the first right into Grange Lane and follow the road to the village of Soudley, as you enter the village take the first left into Sutton Road, then take the next left where the property can be found on the left.

## SERVICES
Mains water, electricity, drainage.

## AGENTS NOTE
The property currently does not have a central heating system fitted and is heated via electric radiators. Please speak to your financial advisor regarding any mortgage implications.

## 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
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)




Floor 0




Floor 1

Approximate total area[1]

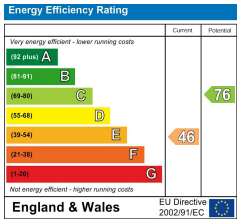
829 ft²

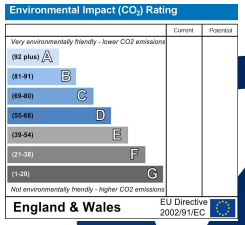
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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.