

83b Victoria Street
Cinderford GL14 2HH

STEVE GOOCH
ESTATE AGENTS | EST 1985

£260,000

Steve Gooch Estate Agents are delighted to offer for sale this SPACIOUS AND EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME, offering GENEROUS AND VERSATILE LIVING ACCOMMODATION whilst enjoying DELIGHTFUL VIEWS TOWARDS THE SURROUNDING FOREST. Ideally suited to modern family living, the well-proportioned accommodation comprises a KITCHEN/BREAKFAST ROOM, SPACIOUS LOUNGE/DINING ROOM, REAR HALL, FAMILY BATHROOM AND THREE BEDROOMS. Externally, the property benefits from ENCLOSED GARDENS, OFF-ROAD PARKING AND A GARAGE, together with GAS CENTRAL HEATING AND DOUBLE GLAZING, making this an appealing family home in a pleasant setting.

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.

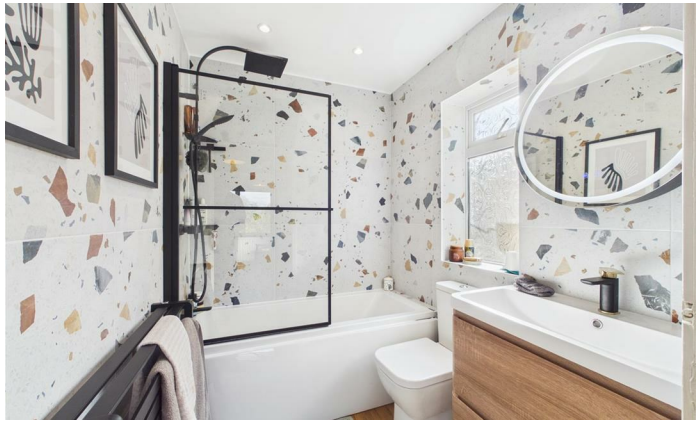
Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, pubs, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has 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.













uPVC obscure glazed panel door gives access to:

KITCHEN / BREAKFAST ROOM
8'0 x 14'5 (2.44m x 4.39m)
Single bowl sink unit with mixer tap over, solid wood block worktops with matching upstands, range of base and wall mounted units, extractor fan, inset ceiling spot-lighting, under cupboard lighting, four ring gas hob with electric oven beneath, integrated microwave, fridge, freezer, washing machine and dishwasher. Double radiator, front aspect uPCV double glazed window overlooking the front garden, side aspect obscure glazed window to the side of the door, a further side aspect uPVC double glazed window overlooks the garage and driveway.

A sliding solid wood door gives access to:

LOUNGE / DINING ROOM
10'3 x 21'10 (3.12m x 6.65m)
Two ceiling lights, coving, feature fireplace with slate hearth, timber lintel and inset wood burning stove, two single radiators, powerpoint, TV point, wood laminate flooring, front aspect uPVC double glazed window overlooking the front garden, rear aspect uPVC double glazed window overlooking the rear garden and views towards woodland.

REAR HALLWAY
6'11 x 14'0 (2.11m x 4.27m)
Ceiling light, built in furniture comprising of storage cupboard and seating, door to under stairs storage cupboard, double radiator, stairs lead to the first floor, central heating thermostat controls, rear aspect uPVC double glazed window overlooking the rear garden with forest views, side aspect uPVC obscure double glazed door giving access to the rear garden.

BATHROOM
5'4 x 6'9 (1.63m x 2.06m)
Inset ceiling spot-lighting, fully tiled walls, white suite comprising of modern panelled bath with shower screen, close coupled WC, vanity wash hand basin with mixer tap and storage drawers beneath, mains fed shower, electric heated illuminated mirror with charging point, towel radiator, wood laminate flooring, side aspect uPVC obscure double glazed window.

Accessed via the hallway, stairs lead to the first floor:

LANDING
8'0 x 3'2 (2.44m x 0.97m)
Ceiling light, access to roof space, telephone point, doors to bedrooms, side aspect uPVC double glazed window with views towards the forest.

BEDROOM ONE
13'3 x 9'7 (4.04m x 2.92m)
Ceiling light, feature panelled wall, door to built in wardrobes / storage cupboard, further door to storage cupboard housing the gas fired central heating and domestic hot water boiler, powerpoints, two rear aspect uPVC double glazed windows overlooking the rear garden and forest views.

BEDROOM TWO
7'11 x 11'10 (2.41m x 3.61m)
Ceiling light, coving, powerpoints, single radiator, front aspect uPVC double glazed window overlooking the front garden.

BEDROOM THREE
8'0 x 8'3 (2.44m x 2.51m)
Ceiling light, coving, single radiator, powerpoint, exposed timber floorboards, front aspect uPVC double glazed window overlooking the front garden.

GARAGE
8'4 x 16'3 (2.54m x 4.95m)
Accessed via a pair of wooden doors, powerpoints and lighting.

OUTSIDE
The property is approached via a wooden gate, which opens onto a block-paved driveway providing off-road parking for two to three vehicles.

To the front of the property is an attractive garden area planted with a variety of mature trees, shrubs and bushes, together with outside lighting and a water tap. A pathway leads to the front entrance, whilst a further pathway runs between the house and garage, providing gated access to the rear garden.

The rear garden offers a variety of areas to enjoy, including a patio and seating area, together with a useful storage shed. Gated access and steps lead down to a private lawned garden, bordered by hedging, trees and shrubs, creating a pleasant and secluded setting. Further features include a dedicated vegetable growing area with raised beds, a soft fruit growing area, composters, an additional shed and a greenhouse.

The garden is enclosed by a mixture of fencing and mature hedging, providing a good degree of privacy.

SERVICES
Mains gas, electric, water and drainage.

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 - TBC.

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

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.

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.

DIRECTIONS
From Mitcheldean proceed along the A4136 turning left at the traffic lights at Nailbridge signposted to Cinderford. Proceed into the town centre turning right at the triangle taking the next right into Victoria Street following the road for a short distance where the property can be found set back on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.



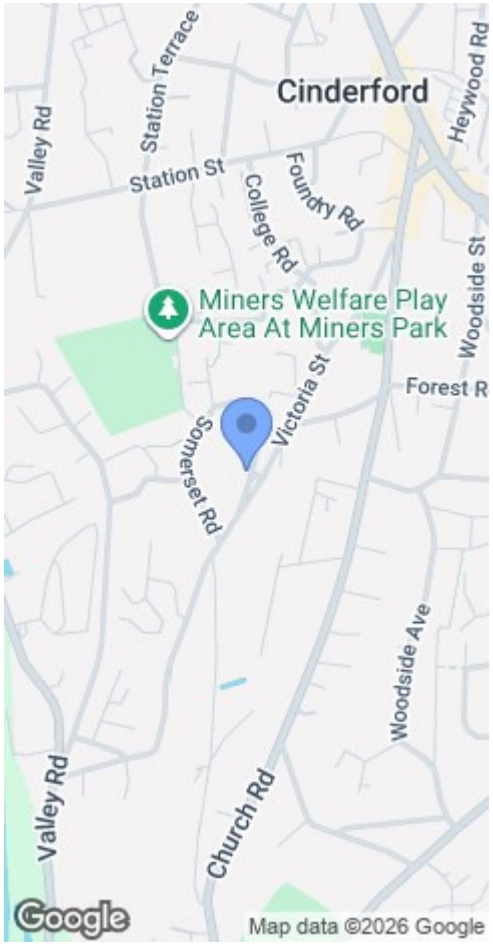
Floor 0 Building 1

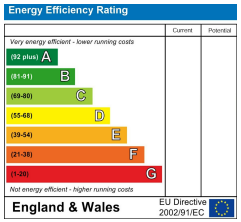


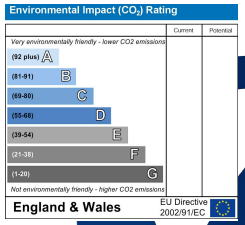
Floor 1 Building 1



Floor 0 Building 2







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.