



83 Belle Vue Road
Cinderford GL14 2AA



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £240,000

A VERY WELL PRESENTED THREE BEDROOM END TERRACE PROPERTY BELIEVED TO DATE BACK TO 1899 offering SPACIOUS ACCOMMODATION SET OVER FOUR FLOORS, being CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF CINDERFORD TOWN CENTRE. This IDEAL FIRST TIME BUY OR FAMILY HOME benefits from a 22.FT LOUNGE/DINER, WEST-FACING REAR GARDEN and STUNNING FAR REACHING VIEWS TOWARDS WOODLAND AND THE WELSH MOUNTAINS in the distance.

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 approached from the front aspect via a upvc door that leads into the first floor.

INTERNAL PORCH

Having an attractive quarry tiled floor and a side aspect window, an inner upvc double glazed door leads into;

LOUNGE/DINER

22'08 x 13'11 (6.91m x 4.24m)

A bright and spacious room ideal for relaxing and dining with a feature wood burning stove set on a stone hearth, radiators, stairs lead down to the ground floor and up to the second floor, front and rear aspect windows flood the space with natural light with stunning views of woodland and the Welsh Mountains to be enjoyed at the rear.

KITCHEN

13'08 x 11'01 (4.17m x 3.38m)

Situated on the ground floor and comprising a range of fully fitted wall and base level units with laminate wood effect worktops and tiled splashbacks, an inset twin ceramic sink unit sits below the rear aspect window having an outlook to the garden.

There is an integral electric oven, induction hob and extractor hood as well as space and plumbing for a slimline dishwasher and fridge/freezer. Additionally there is space for a small breakfast table and a radiator. From the kitchen there is access to the utility room and a small lobby area leading to the bathroom.

UTILITY

9'05 x 6'05 (2.87m x 1.96m)

A practical room just off of the kitchen having a fitted worktop with space and plumbing below for a washing machine and tumble dryer, quarry tiled floor and a radiator. There is a side aspect window and a upvc double glazed door providing access to the garden. At the back of this room is a small store room.

LOBBY AREA

Tiled floor, access to a further storage area with a wall mounted gas-fired combi boiler, a door leads to the bathroom.





BATHROOM

10'05 x 10'03 (3.18m x 3.12m)

Comprising a modern white four-piece suite that includes a large Jacuzzi bath, separate shower cubicle with mains fed rainfall shower, close coupled w.c and a pedestal washbasin. There are tiled walls and floor, a heated ladder towel rail and a small front aspect window.

SECOND FLOOR LANDING

Small front aspect window, doors lead off to bedrooms one and two.

BEDROOM ONE

11'05 x 10'10 (3.48m x 3.30m)

A double size room with a radiator, rear aspect window having wonderful views of woodland and Welsh Mountains in the distance. A door to stairs lead to the third loft bedroom. A further door leads into;

ENSUITE W.C

Comprising a close coupled w.c and vanity washbasin unit.

BEDROOM TWO

10'11 x 10'11 (3.33m x 3.33m)

A double size room with a radiator and a front aspect window.

THIRD LOFT BEDROOM

14'10 x 12'11 (4.52m x 3.94m)

Having limited head height and exposed timber ceiling beams, radiator, small front aspect window and a small rear aspect sky light.

PARKING

There is on road parking available in Belle Vue Road.

OUTSIDE

To the front of the property is a low maintenance courtyard garden with low wall frontage and gated access. A path leads along the side of the property to the rear garden via a side gate.

The west-facing rear garden is a sun trap and well maintained making for a pleasant space to relax and entertain. There is a tiled patio and lawn, raised planted flower beds and a shed.

DIRECTIONS

From the Mitcheldean office proceed to the mini-roundabout turning right onto A4136, continue over Plump Hill, upon reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Continue through the town centre, on reaching the roundabout proceed straight over onto Belle Vue Road, where the property can be found approx. 400 yards on the right.

SERVICES

Mains electricity, gas, 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 authority

LOCAL AUTHORITY

Council Tax Band: A
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.







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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	66





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