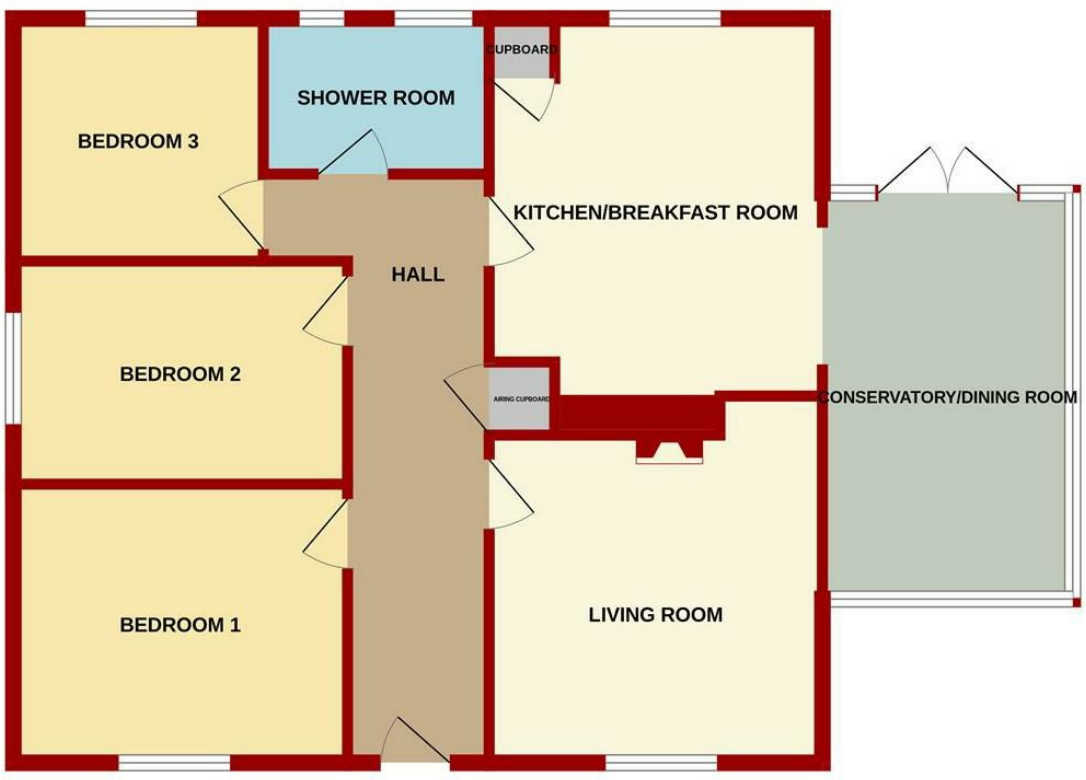
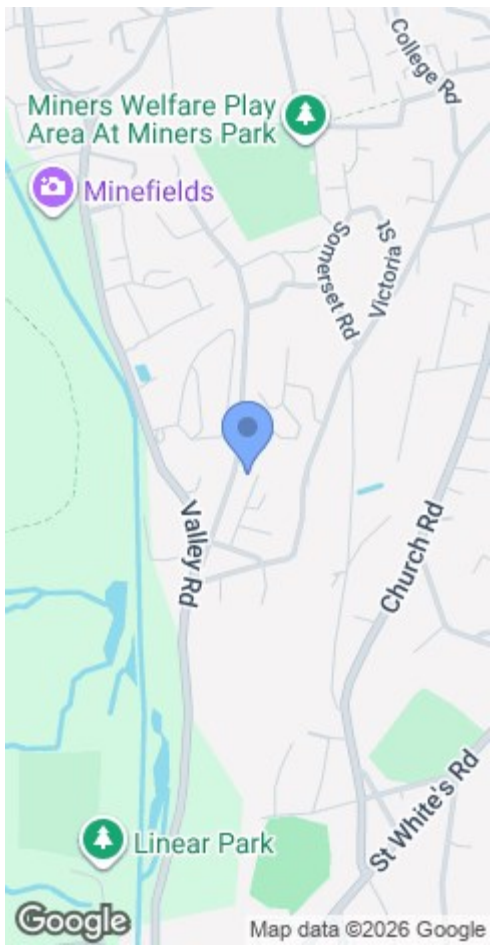
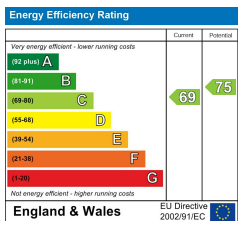
# 23 Office Road
Cinderford GL14 2HZ

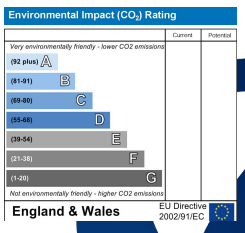


GROUND FLOOR




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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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.

# £340,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM EXTENDED DETACHED BUNGALOW, SET WITHIN APPROXIMATELY A QUARTER-ACRE PLOT. The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING and UPVC FASCIAS AND GUTTERING, together with AMPLE OFF-ROAD PARKING and VARIOUS OUTBUILDINGS INCLUDING WORKSHOP AND GREENHOUSE.

The accommodation comprises ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, CONSERVATORY/DINING ROOM, THREE BEDROOMS and FAMILY BATHROOM.

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.



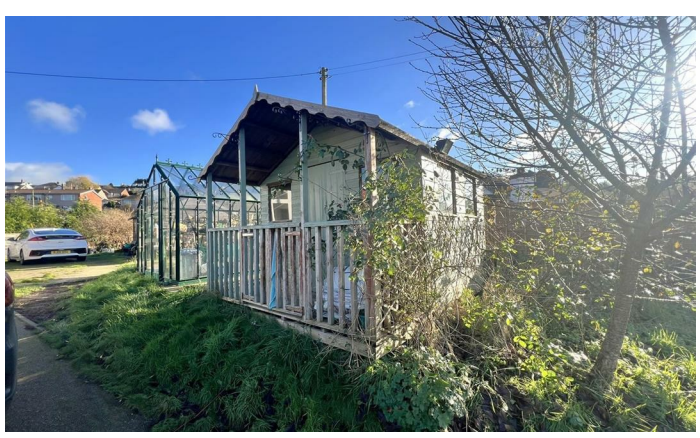












The property is accessed via a pair of upvc glazed French doors, this leads into the:

## DINING ROOM/CONSERVATORY
14'05 x 8'09 (4.39m x 2.67m)
Dwarf wall construction with upvc double glazed windows, vaulted ceiling with two front & rear glazed skylights, pair of front aspect folding windows opening onto the garden with stunning views over forest and woodland, double radiator, power points, wood effect flooring, wall light points, opening into:

## KITCHEN/BREAKFAST ROOM
11'09 x 13'03 (3.58m x 4.04m)
One and a half bowl single drainer sink unit with mixer taps over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, four-ring induction hob with extractor hood over, Neff double oven, large pantry cupboard, dishwasher, automatic washing machine, door giving access to a small cupboard housing the gas fired central heating and domestic hot water boiler, ceiling rose, ceiling light, coving, continuation of the wood effect flooring, rear aspect upvc double glazed window overlooking the garden, door giving access into:

## INNER HALLWAY
21'10 x 5'00 opening to 8'01 (6.65m x 1.52m opening to 2.46m)
Ceiling light, coving, double radiator, single radiator, power point, airing cupboard housing a radiator and slatted shelving space, doors giving access into:

## LOUNGE
11'10 x 10'03 (3.61m x 3.12m)
Feature fireplace with chimney breast, wood burning stove inset, ceiling light, coving, power points, tv point, Sky TV connection point, single radiator, alcoves to either side, front aspect upvc double glazed window overlooking the front garden with far reaching views towards forest and woodland in the distance.

## BEDROOM ONE
9'10 x 11'10 (3.00m x 3.61m)
Ceiling light, ceiling rose, coving, single radiator, power points, front aspect upvc double glazed window overlooking the front garden with far reaching views towards forest and woodland.

## BEDROOM TWO
11'10 x 7'11 (3.61m x 2.41m)
Ceiling light, ceiling rose, coving, double radiator, power points, side aspect upvc double glazed window overlooking the side garden.

## BEDROOM THREE
8'05 x 8'09 (2.57m x 2.67m )
Ceiling light, ceiling rose, coving, double radiator, power points, rear aspect upvc double glazed window overlooking the rear garden.

## BATHROOM
8'00 x 5'04 (2.44m x 1.63m)
White suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap over, draw storage beneath, walk-in shower cubicle with mains fed shower, conventional and drencher head, fully tiled enclosure, half tiled walls to wash basin and w.c, tiled flooring, ceiling light, extractor fan, coving, chrome heated towel radiator, shaving mirror, two rear aspect double glazed obscure windows.

## OUTSIDE
The front garden has terraced lawns planted with shrubs, a wildlife pond, outside tap, outside lighting and long-life plastic fencing. There are uPVC fascias and guttering, outside lighting, a summer house, a greenhouse, a large garden shed, workshop. A block-paved area provides additional driveway/patio space. The garden is enclosed by a mix of fencing, hedging and walling.

## DIRECTIONS
From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn left signposted to Cinderford. Continue through Steam Mills, taking the second turning right into Broadmoor Road. Follow this road along to the min roundabout, turning right onto Valley Road. Continue along, taking the third turning onto Office Road where the property can be found after a short distance on the right hand side as per our for sale board.

## SERVICES
Mains water, drainage, electricity, gas.

## 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: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE
Freehold

## VIEWINGS
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.

## PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) 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)