



23 Latimer Road
Cinderford GL14 2PZ

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

23 Latimer Road

Cinderford GL14 2PZ

Guide Price £225,000

*****VIRTUAL TOUR AVAILABLE*** A SPACIOUS THREE BEDROOM, TWO RECEPTION END TERRACE PROPERTY offering a RECENTLY RE-FITTED KITCHEN, LARGE CONSERVATORY, OFF-ROAD PARKING with CAR PORT FOR UP TO THREE VEHICLES and ENCLOSED REAR GARDEN, CONVENIENTLY LOCATED CLOSE TO BOTH PRIMARY AND SECONDARY SCHOOLS.**

The accommodation briefly comprises FRONT PORCH, ENTRANCE HALL, LIVING ROOM, KITCHEN and CONSERVATORY on the ground floor with THREE BEDROOMS and a BATHROOM on the first floor. The property is GAS CENTRALLY HEATED and DOUBLE GLAZED

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.



FRONT PORCH

5'1 x 4'1 (1.55m x 1.24m)

Tiled flooring, windows to both sides, an inner solid wooden partly glazed door leads into;

ENTRANCE HALL

8'11 x 4'3 (2.72m x 1.30m)

With a radiator, Gigaclear fibre internet point, tiled flooring, front aspect window, stairs lead up to the first floor landing, doors lead off to the living room, kitchen and downstairs w.c.

DOWNSTAIRS W.C

5'1 x 4'1 (1.55m x 1.24m)

Comprising a close coupled w.c and washbasin unit, useful wall mounted cupboard, wall mounted gas-fired Worcester combi boiler, radiator and tiled flooring.

LIVING ROOM

9'2 x 17'9 (2.79m x 5.41m)

A light and airy room with radiators, a front aspect window and double glazed upvc door leading into the conservatory.

KITCHEN

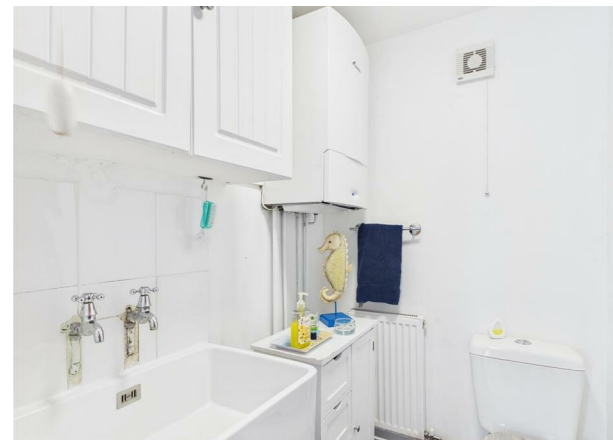
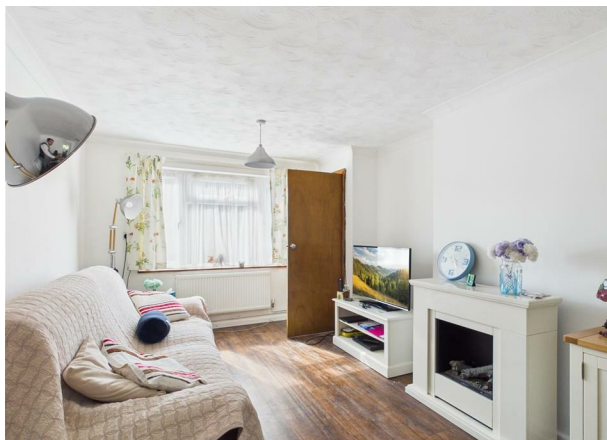
9'11 x 13'4 (3.02m x 4.06m)

A stylish recently fitted kitchen comprising a range of fully fitted wall and base level units with quartz worktops, tiled splash-backs and an inset stainless steel sink unit. Built-in appliances include an electric oven, gas hob with extractor hood above and a fridge. There is also space for an American style fridge/freezer. Additionally there is a radiator, tiled flooring, under-stairs storage cupboard, side aspect window and a door leading to the conservatory.

CONSERVATORY

18'10 x 10'6 (5.74m x 3.20m)

A large room usable all year round with a proper solid roof, power and lighting, radiators, tiled flooring and sliding patio doors leading out to the rear garden.





LANDING

With two built-in storage cupboards, radiator, loft access and doors leading off to the three bedrooms and bathroom.

BEDROOM ONE

9'3 x 12'1 (2.82m x 3.68m)

Built-in single wardrobe, radiator, laminate wood flooring and a front aspect window with Forest views in the distance.

BEDROOM TWO

9'11 x 6'10 (3.02m x 2.08m)

Built-in storage cupboard, radiator and a front aspect window having Forest views in the distance.

BEDROOM THREE

7'0 x 10'6 (2.13m x 3.20m)

Radiator, laminate wood flooring and a rear aspect window.

BATHROOM

6'4 x 5'3 (1.93m x 1.60m)

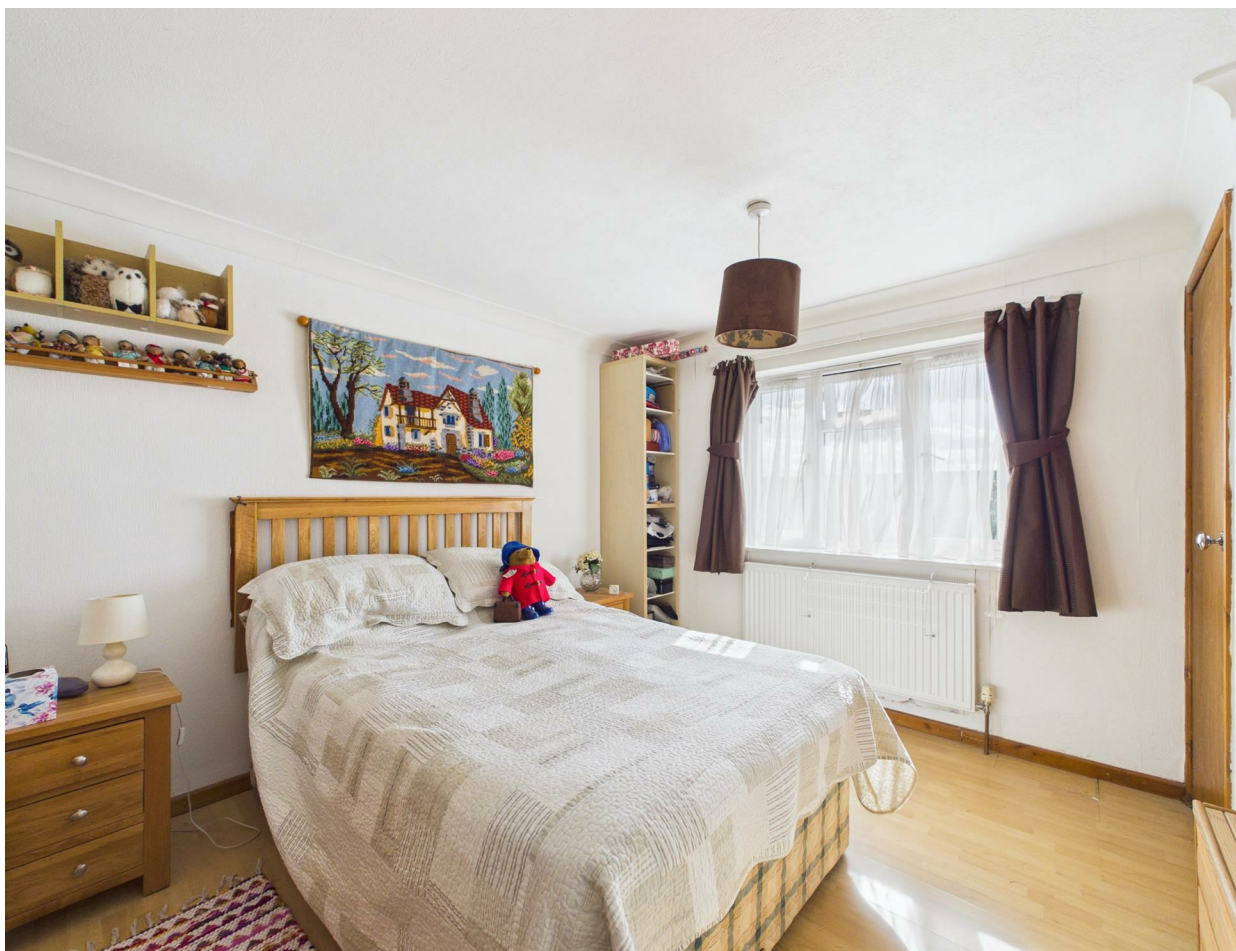
Comprising a three piece white suite to include a panelled bath with mains fed shower over, close coupled w.c and pedestal washbasin. Additionally there is a radiator, partly tiled walls and two obscured rear aspect windows.

PARKING

There is driveway parking and a carport suitable for parking up to three vehicles.

OUTSIDE

To the front of the property is a driveway providing off-road parking, complemented by a car port to the side. The front garden is neatly laid to lawn, creating an attractive approach. Gated side access leads to the enclosed rear garden, which is arranged over tiers and features lawned areas, well-stocked planted borders, and a useful garden shed, offering both practicality and an appealing outdoor space for relaxation and entertaining.



DIRECTIONS

From Cinderford town centre, head in the direction of Littledean, taking the first exit at the mini-roundabout into Dockham Road. Pass the Rugby club and take the next left into Meadow Road. Follow the road to the end, then turn right onto Latimer Road. Follow the road for approx. 200 yards where the property can be found on the right just before the primary school.

SERVICES

Mains water, electricity, drainage, 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

LOCAL AUTHORITY

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

TENURE

Freehold

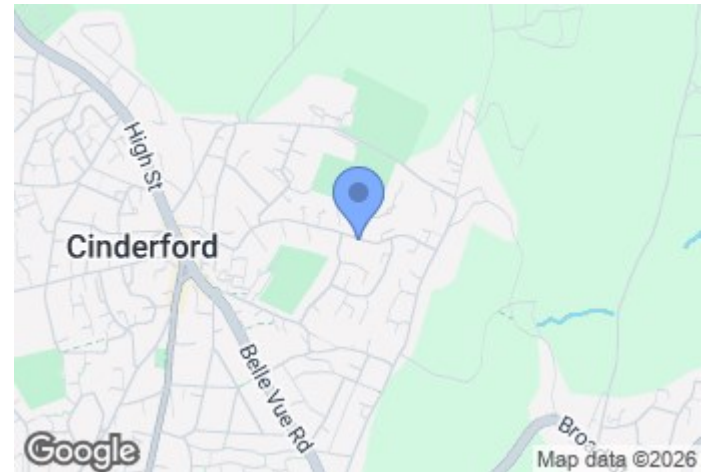
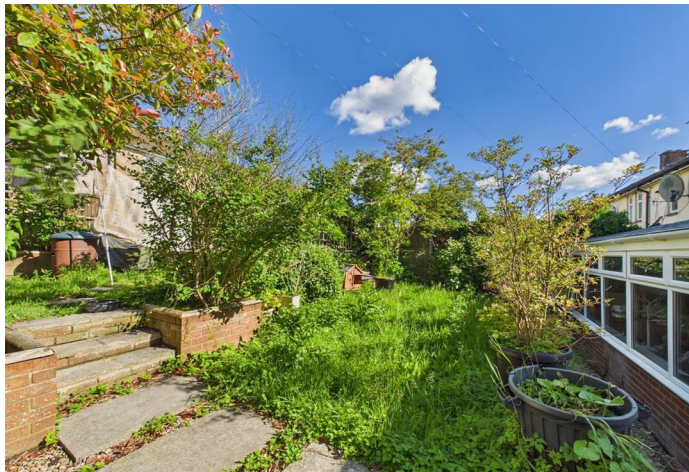
VIEWING

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

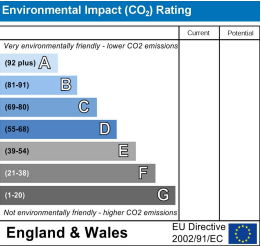
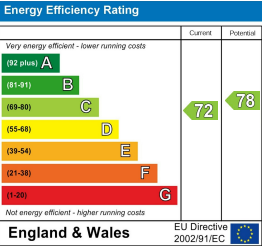
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).







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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys