

5 St. Annals Road
Cinderford GL14 2AR

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £330,000

Built in 1897, this RECENTLY REFURBISHED THREE-BEDROOM DETACHED PERIOD HOME offers spacious and versatile accommodation, combining CHARACTER FEATURES with stylish modern finishes. Tucked away along a quiet road yet within WALKING DISTANCE OF THE TOWN CENTRE, the property benefits from TWO RECEPTION ROOMS, a CONTEMPORARY KITCHEN/DINER, TWO BATHROOMS, AMPLE OFF-ROAD PARKING and a GENEROUS SOUTH-FACING REAR GARDEN.

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.



A solid wood front door leads into:

ENTRANCE HALL

Having wood-effect laminate flooring, radiator, stairs rising to the first floor with useful storage cupboard beneath, and doors leading to the living room, sitting room and kitchen/diner.

LIVING ROOM

13'9" x 11'10" (4.19m x 3.61m)

A spacious dual-aspect reception room requiring some minor finishing touches, including flooring. A feature open fireplace provides an attractive focal point and offers potential for the installation of a wood-burning stove, subject to the necessary requirements. Radiator and dual-aspect windows.

SITTING ROOM

14'1" x 11'1" (4.29m x 3.38m)

A further well-proportioned dual-aspect reception room featuring an attractive fireplace with tiled hearth and space for an electric fire or potential wood-burning stove. Wood-effect laminate flooring and radiator.

KITCHEN/DINER

11'6" x 21'7" (3.51m x 6.58m)

A stylish and contemporary kitchen/diner fitted with a range of wall and base units complemented by sleek work surfaces and tiled splashbacks. Features include an inset ceramic sink and drainer, built-in Bosch eye-level electric oven, five-ring gas hob with contemporary extractor hood and integrated Hisense dishwasher. There is space for an American-style fridge/freezer, together with tiled flooring, radiator, dual-aspect windows and a door opening onto the rear garden.

UTILITY ROOM

5'7" x 9'4" (1.70m x 2.84m)

Fitted with built-in storage and laminate worktop with space and plumbing beneath for a washing machine and tumble dryer. Tiled flooring, radiator, rear-aspect window and door providing access to the garden. A further door leads into:













BATHROOM
5'9" x 8'6" (1.75m x 2.59m)
Fitted with a modern suite comprising a freestanding bath, vanity washbasin and low-level w.c. Further features include a decorative panelled wall, tiled flooring, heated towel rail and obscured rear-aspect window.

FIRST FLOOR LANDING
Having a front-aspect window, radiator and loft access, with doors leading to all three bedrooms and the shower room.

BEDROOM ONE
13'9" x 11'3" (4.19m x 3.43m)
A generous double bedroom with radiator and dual-aspect windows providing plenty of natural light.

BEDROOM TWO
13'9" x 10'11" (4.19m x 3.33m)
A further double bedroom with radiator and dual-aspect windows.

BEDROOM THREE
5'6" x 9'10" (1.68m x 3.00m)
A single bedroom which would also make an ideal home office, with radiator and side-aspect window.

SHOWER ROOM
4'2" x 6'11" (1.27m x 2.11m)
Fitted with a modern suite comprising a mains-fed shower enclosure, close-coupled w.c. and vanity washbasin. Tiled walls and extractor fan.

PARKING
To the side of the property is a gravelled driveway providing off-road parking for up to four vehicles.

OUTSIDE
To the front, steps rise to the main entrance with lawned garden areas to either side, enclosed by attractive stone walling and wrought-iron fencing. A gated side pathway provides access to the rear garden. The generous south-facing rear garden offers an excellent outdoor space, featuring a patio seating area ideal for outdoor dining and entertaining, with steps leading up to a lawned garden and useful storage shed. The gravelled driveway is positioned alongside the property and benefits from gated access directly from the rear garden.

SERVICES
Mains electricity, gas, water & 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 - Rate 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

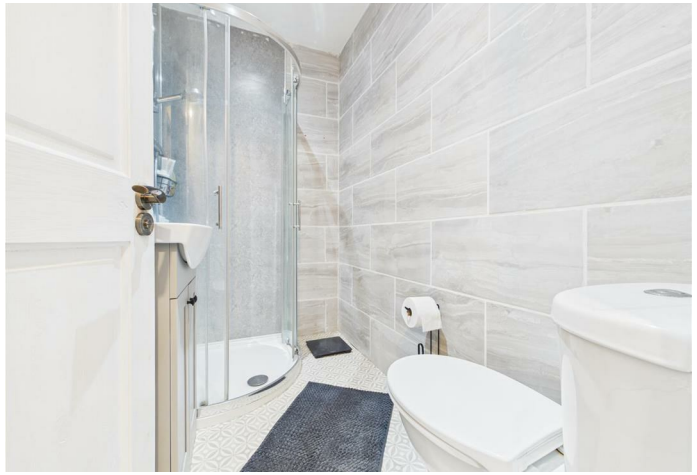
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Mitcheldean proceed to the mini roundabout and turn right on to the A4136 towards Coleford and Cinderford. Continue to the Nailbridge traffic lights and turn left signposted Cinderford. Continue along into Cinderford town centre going straight over at the mini roundabout on to Belle Vue Road. Take the first turning left into St Annals Road where the property can be found on the right hand side.

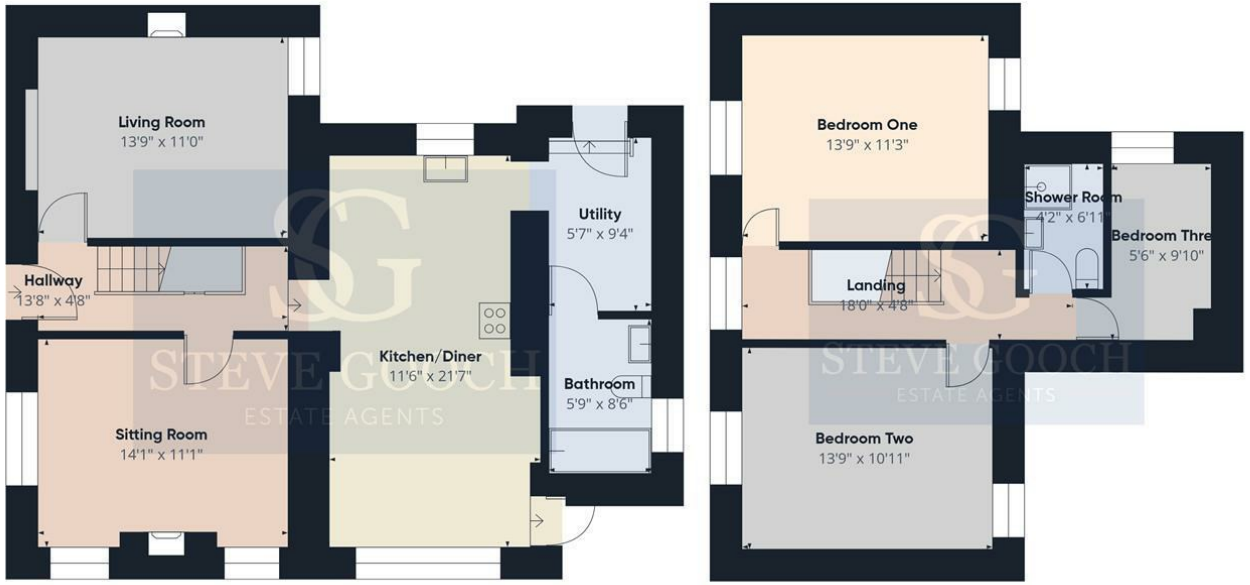
PROPERTY SURVEYS

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









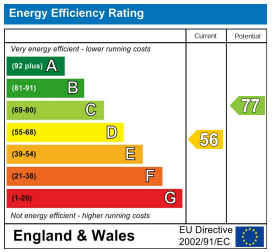
Approximate total area(1)

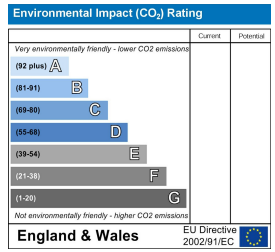
1184 ft²

(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.

