



15 Steam Mills Road
Cinderford GL14 3JB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£365,000

Steve Gooch Estate Agents are delighted to offer for sale this EXTENDED FOUR BEDROOM SEMI-DETACHED FOREST COTTAGE, BACKING ONTO COMMONLAND WITH WOODLAND ACCESS. The property further benefits from LARGE ENCLOSED GARDENS WITH OUTBUILDINGS, a LARGE DETACHED GARAGE/WORKSHOP, PARKING FOR TWO/THREE VEHICLES and SOLAR PANELS OWNED OUTRIGHT, together with GAS CENTRAL HEATING and DOUBLE GLAZING.

The accommodation comprises CONSERVATORY, REAR HALLWAY, KITCHEN, DINING ROOM, LOUNGE and W.C. to the ground floor, with FOUR BEDROOMS and FAMILY BATHROOM to the first floor.

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.





From the rear of the property, access into:

CONSERVATORY

10'7 x 7'10 (3.23m x 2.39m)

Upvc glazed panel door giving access, polycarbonate roof, aircon/heating system, glazed windows to side and rear with views overlooking the garden and towards forest and woodland, power points, lighting, obscure glazed panel door leading into the:

REAR HALLWAY

Access to roof space, coving, ceiling light, cupboard housing the boiler, double radiator, power points, rear aspect upvc Georgian bar double glazed window overlooking the garden with views towards forest and woodland, door into:

CLOAKROOM

3'4 x 3'11 (1.02m x 1.19m)

White suite with close coupled w.c, wall mounted wash hand basin, monobloc mixer tap, fully tiled walls, laminate flooring, ceiling spot, extractor fan.

DINING ROOM

Ceiling light, coving, chimney breast, fireplace opening with timber lintel, wood burning stove inset, alcoves to either side, stairs leading to the first floor, power points, tv point, telephone point, vinyl wood effect flooring, door to understairs storage cupboard, central heating thermostat controls.

KITCHEN

30'9 x 12'0 (9.37m x 3.66m)

Range of base and wall mounted units, tiled surrounds, four-ring gas hob, electric oven beneath, integrated dishwasher, space for undercounter fridge, inset ceiling spots, extractor fan, coving, electric consumer unit, solar panel controls, double radiator, continuation of the wood effect flooring, front aspect obscure double glazed door, front aspect double glazed window overlooking the garden with views over common land.

LIVING ROOM

22'0 x 11'8 (6.71m x 3.56m)

Two ceiling lights, coving, power points, two double radiators, tv point, front aspect upvc double glazed window overlooking the front garden and common land, side aspect upvc window overlooking the garden and garage with views towards woodland, rear aspect upvc double glazed window opening into the conservatory with views over the garden.

Stairs leading to the first floor:

LANDING

Two access points to roof space, doors to:



BEDROOM ONE

11'9 x 8'5 (3.58m x 2.57m)

Ceiling light, coving, double radiator, power points, phone point, tv point, front aspect upvc double glazed window overlooking the front garden and common land with woodland in the distance.

BEDROOM TWO

11'5 x 8'8 (3.48m x 2.64m)

Ceiling light, coving, range of built-in wardrobes with hanging and shelving options, dressing area with lighting, power points, telephone point, radiator, front aspect upvc double glazed window overlooking the front garden and common land with woodland in the distance.

BEDROOM THREE

10'0 x 9'0 (3.05m x 2.74m)

Ceiling light, coving, chimney breast with alcoves to either side, power points, radiator, door to over stairs storage with hanging rail, door to second over stairs storage with shelving, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over common land and into woodland.

BEDROOM FOUR

11'6 x 6'7 (3.51m x 2.01m)

Ceiling light, coving, power points, telephone points, double radiator, rear aspect upvc double glazed window overlooking the rear garden with far reaching views over common land and into woodland.

FAMILY BATHROOM

5'10 x 8'4 (1.78m x 2.54m)

White suite with modern side panel bath, wet board surround, mains tap-fed shower, shower screen, pedestal wash hand basin, close coupled w.c, lighting, ceiling light, coving, extractor fan, side aspect upvc double glazed window, wood effect flooring.







OUTSIDE

The property is accessed via a personal gate, with a pair of double gates to the side leading from the driveway, which provides parking for two to three vehicles. The large garage/workshop is accessed via a single up-and-over door and benefits from power, lighting, plumbing for an automatic washing machine and tumble dryer, eaves storage, side and rear aspect uPVC double glazed windows, and a personal door to the side.

From the driveway, a gravelled area and paved pathway lead to the front of the property. The front garden has a paved patio area and is enclosed by walling, with flower borders, shrubs and bushes, a paved path to the front door, and outside lighting. The pathway continues to the side, where there is a gravelled area and seating space.

To the rear of the property there is an outside tap, outside lighting, outside power point, and water feature. A raised garden area is planted with shrubs, bushes, small plants and flowers. Concrete steps lead up to a pathway and a small rockery area, with further steps rising to an area laid to slate with two circular planters and a further seating area.

There is an additional garden area with a vegetable plot, greenhouse, and gated access directly onto forest and woodland.

The outbuilding is split into two sections, each with a personal door, tin roof, power and lighting, and a window to the front.

DIRECTIONS

From Mitcheldean proceed out of the village on the A4136 over Plump Hill. Upon reaching the Nailbridge traffic lights, turn left signposted Cinderford. Proceed through Steam Mills, pass the petrol station on the left hand side and the property can be found on the left after a short distance.

SERVICES

Mains water, drainage, electricity, gas. PV solar panels owned outright.

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

TENURE

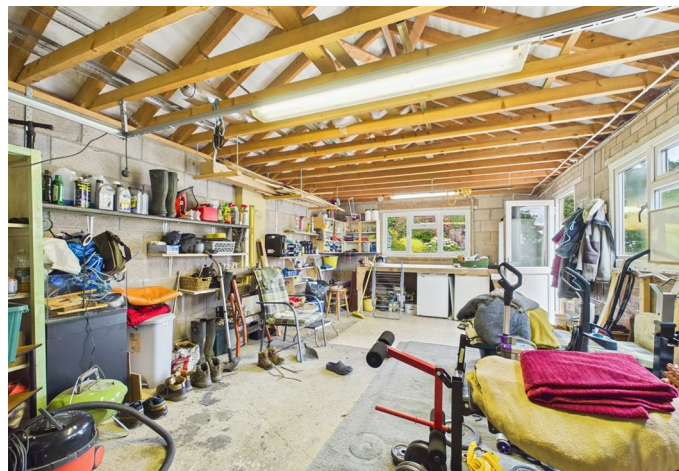
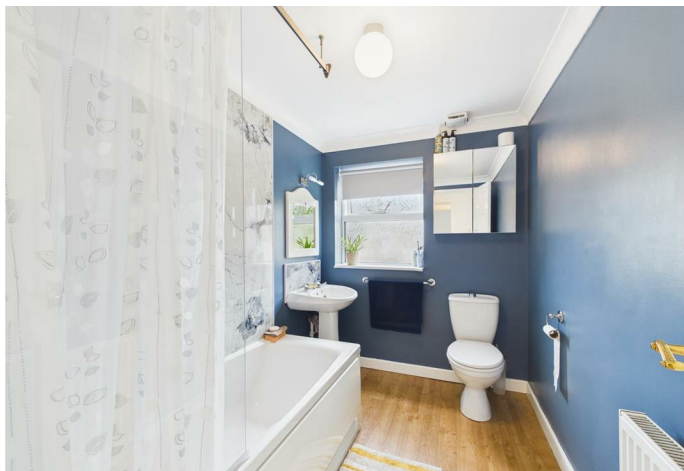
Freehold

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.

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)









Floor 0 Building 1



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Approximate total area⁽¹⁾
1168 ft²

(1) Excluding balconies and terraces

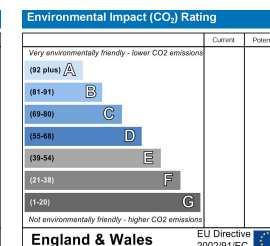
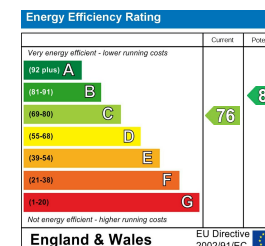
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.





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