HILLS
PROPERTY CONSULTANTS

Valley Road, Cinderford
£220,000

Two bedroom cottage with potential to extend | Freehold

A charming two bedroom detached cottage with potential to extend (subject to planning consent) with a larger than average plot size, off road parking and garage, situated in a semi-rural location close to fantastic woodland walks, and offered with no onward chain.

114 Valley Road offers comfortable living accommodation with plenty of room and possibilities for extension. The internal floorspace comprises entrance hall, sitting room, lounge, kitchen, inner hallway, shower room, landing, and two good sized bedrooms. Externally, the house sits on a generous plot size and has gardens laid to lawn on two different levels, with a garden shed, patio area, driveway providing off road parking and an attached garage.

The property is situated in a semi-rural location, just outside of Cinderford, Forest of Dean. The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, banks, library, health centre, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: B (Forest of Dean District Council)
Tenure: Freehold

Entrance hall
Stairs to first floor, access into sitting room and lounge.

Sitting room
w: 11' 7" x l: 13' 1" (w: 3.53m x l: 3.99m)
UPVC double glazed window, feature fireplace with power for electric fire, electric panel heater, coving, laminate wood effect flooring.

Lounge
w: 12' 2" x l: 12' 10" (w: 3.71m x l: 3.91m)
UPVC double glazed window, feature fireplace with power for electric fire, electric panel heater, coving, wood effect laminate flooring, access through to kitchen.

Kitchen
w: 8' 6" x l: 11' 2" (w: 2.59m x l: 3.4m)
Range of fitted eye and base level units, space for an electric cooker, UPVC double glazed window, glass door providing access to outside, electric panel heater, coving, access to inner hallway.

Hall
Plumbing for washing machine, access to pantry, access to shower room.

Shower
w: 5' 7" x l: 8' (w: 1.7m x l: 2.44m)
Large walk in electric shower, UPVC double glazed window, pedestal wash hand basin, low level WC, electric panel heater, tiled walls, built-in airing cupboard housing hot water tank.

FIRST FLOOR:

Landing
Access to loft space, access to both bedrooms.

Bedroom 1
w: 12' 8" x l: 13' (w: 3.86m x l: 3.96m)
UPVC double glazed window, coving to ceiling.

Bedroom 2
w: 11' 8" x l: 12' 10" (w: 3.56m x l: 3.91m)
UPVC double glazed window, coving to ceiling.

Outside
The property sits in a generous corner plot with gardens that are laid to lawn and set over two different levels, with flower and shrub borders. There is a garden shed and patio area which are adjacent to the rear of the property. There is a private driveway which provides off road parking for multiple vehicles and leads to an attached garage.

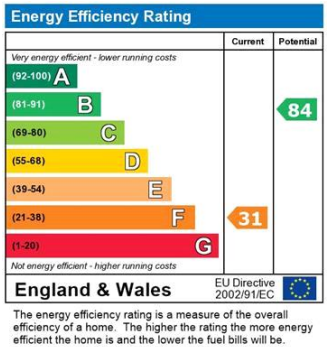
Garage

Attached to main house with up and over door, power and lighting connected.

Services
All interested parties to make their own enquiries.

Viewings
By prior appointment with Hills.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Viewing by appointment only
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