



Cinders Crescent, Cinderford
£249,999

3 bedroom semi-detached house for sale | Freehold

At first glance

- 3 bedrooms and 1 en-suite
- Close to local amenities
- Enclosed garden
- Off-road parking
- Woodland beyond
- Light and modern accommodation
- Off-street parking

In detail

A light and modern three-storey three bedroom semi-detached property offering off-road parking, enclosed rear garden and woodland views, situated in a semi-rural location close to local amenities. Offered with NO onward chain.

This property offers beautifully presented living accommodation which has been recently redecorated throughout offering a fantastic turn-key property which is set over three floors. Internally comprising; entrance hall, lounge, cloakroom, kitchen/diner, three bedrooms (one with en-suite) and family bathroom. Externally, there is a gravelled area to the front and a low maintenance enclosed garden to rear with further off-road parking for four vehicles.

The property is situated in a quiet, residential area within 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: C (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

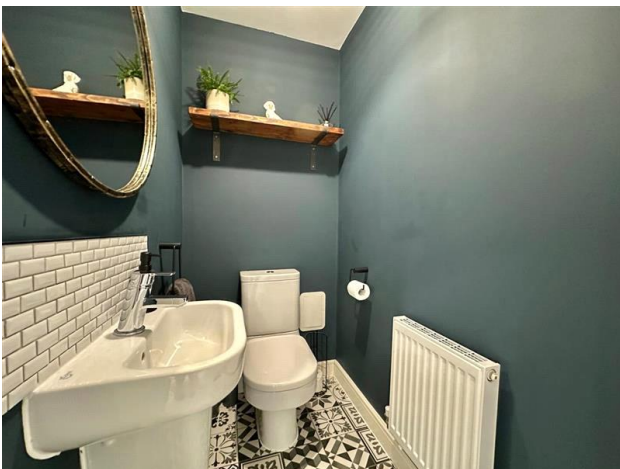
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Entrance hall

Tiled flooring, radiator, wall mounted heating controls, access through to lounge, stairs leading up to first floor.

Lounge

w: 10' x l: 12' 4" (w: 3.05m x l: 3.76m)

Tiled flooring, understairs storage, radiator, window to front aspect, access through to inner hallway.

Hall

Storage cupboard, space for tumble dryer, access to cloakroom and kitchen.

Cloakroom

WC, wash hand basin, tiled splash backs, radiator, extractor fan, tiled flooring.

Kitchen/diner

w: 7' 11" x l: 13' 4" (w: 2.41m x l: 4.06m)

Fitted units at eye and base level with worktop space, stainless steel sink unit with mixer tap and drainer, integrated double oven, four ring gas hob with extractor hood above, integrated fridge freezer and dishwasher, space and plumbing for washing machine/dryer, tiled flooring, radiator, space for dining table and chairs, window to rear access, double doors providing access out to rear garden.

FIRST FLOOR:

Landing

Radiator, storage cupboard, access through to bedrooms two and three and bathroom, stairs leading up to second floor.

Bedroom 2

w: 8' 5" x l: 11' 10" (w: 2.57m x l: 3.61m)

Built-in double wardrobe, radiator, windows to side and rear aspects with views towards woodland, access through to bathroom.

Bathroom

Bath with shower attachment and mixer taps, WC, wash hand basin, part tiled walls, extractor fan, heated towel rail.

Bedroom 3

w: 6' 3" x l: 8' 7" (w: 1.91m x l: 2.62m)

Radiator, window to front aspect with views towards woodland.

SECOND FLOOR:

Bedroom 1

w: 13' 5" x l: 13' 3" (w: 4.09m x l: 4.04m)

Built-in storage cupboard, radiator, velux roof light, access to loft space, access to dressing room (which houses gas fired central heating and domestic hot water boiler), and access to en-suite.

En-suite

Shower enclosure with electric shower, WC, wash hand basin, tiled splash backs, extractor fan, heated towel rail.

Outside

To the front of the property, the garden is low maintenance and laid to gravel, with a paved pathway leading to the entrance. To the rear, the garden is mainly laid to Astroturf with a separate patio and gravelled seating area providing excellent outdoor entertainment space. There is a wooden bin store and shed for outdoor storage, and there is a gate which leads to off-road parking for FOUR vehicles.

Please note: there is outside lighting and water supply.

Viewings

By prior appointment with Hills.

Services

Mains gas, water, electric and drainage connected.

** The services and heating system, where applicable, have not been tested. **

Rates

Council Tax Band: C



Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.



Town and Country



Commercial

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/fitings 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.

Master Floorplan Image

[View in fullscreen](#)



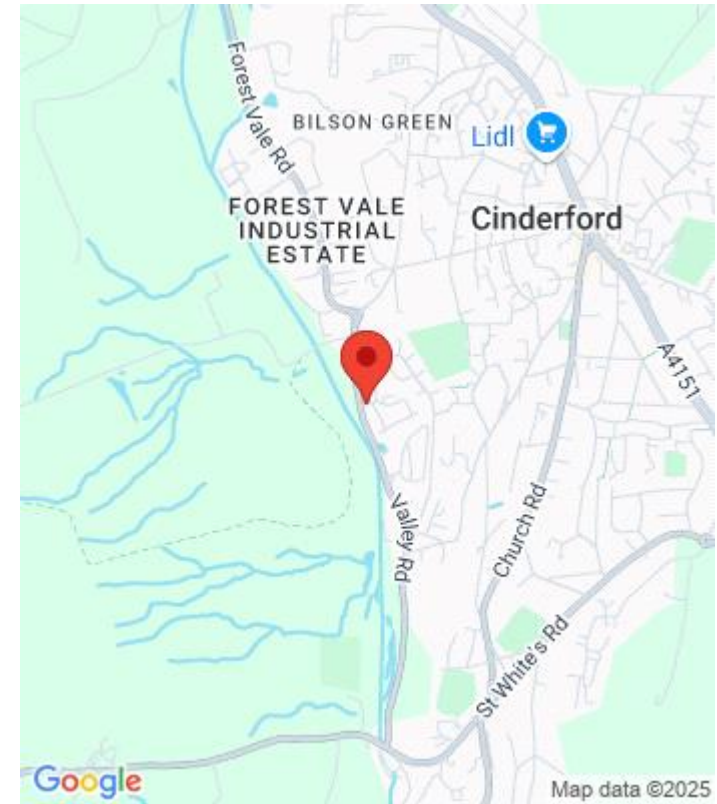
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	88	89
England & Wales	EU Directive 2002/91/EC	

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.