HILLS
PROPERTY CONSULTANTS

Victoria Street, Cinderford
£315,000

3 bedroom detached house for sale | Freehold

At first glance

- 3 Bedrooms
- Car port
- Close to local amenities
- Large gardens
- Off-road parking
- Outbuilding
- Scope for modernisation
- Town location

In detail

An attractive detached three bedroom cottage, dating back to the early 1800s, with large gardens, off-road parking, stone outbuilding and car port, situated in an ideal location close to local amenities.

This property offers comfortable accommodation and is believed to have been one of the original dwellings in Cinderford. Being sold for the first time in 120 years, this property is perfect for those looking to put their own stamp on a property. Internally comprising; entrance hall, lounge, kitchen/diner, garden room/porch, downstairs WC, three upstairs bedroom and an upstairs bathroom. Externally, the gardens are mainly laid to lawn to the front of the property, with a variety of shrubs trees and plants. There is off-road parking, stone outbuilding and large carport.

The property is situated 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: Off Street
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance hall
Quarry tiled flooring, access through to lounge.

Lounge
Windows to front aspect, radiators, carpeted flooring, feature fireplace, access through to kitchen/diner.

Kitchen/diner
Fitted units at eye and base level with worktop space, sink unit with drainer, double oven, hob with extractor hood above, windows to rear aspect, radiator, tiled splash-backs, access through to garden room/porch.

Garden room
Radiator, window to side aspect, fitted cupboard, door to side aspect, gas boiler for central heating and domestic hot water, access to downstairs WC.

FIRST FLOOR:

Landing
Access to all three bedrooms and family bathroom.

Bedroom 1
Window to front aspect with views, radiator, fitted wardrobes with vanity mirror inset.

Bedroom 2
Window to front aspect with views, radiator.

Bedroom 3
Windows to rear aspect, radiator.

Bathroom
WC, wash hand basin, bath with taps, shower enclosure with Mira shower attachment, windows to rear and side aspects, radiator.

Outside
The gardens are mainly to the front with lawned areas, mature shrubs and trees, hedged boundaries. There is side vehicular access off Prospect Road and paved driveway with stone outbuilding (12' 0" x 9' 0") and large carport.

Services
Mains water, electric, drainage and gas connected to the property.
** The services and heating system, where applicable, have not been tested. **

Viewings
By prior appointment with Hills.

Rates
Council Tax Band: C

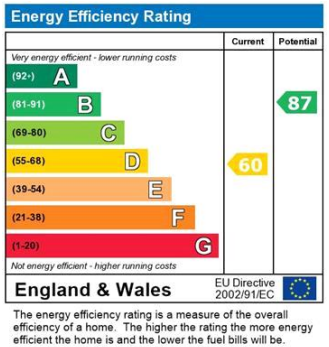
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

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/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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