



# CINDERFORD

Offers over **£260,000**





# 12 WOODSIDE AVENUE

Cinderford, Gloucestershire GL14 2DW



Semi-detached House  
Three bedrooms  
Highly desirable location within easy access to amenities

This three-bedroom, semi-detached family home is located in Cinderford, which is in the beautiful Forest of Dean. The property is nestled in a desirable location with easy access to local amenities, schools, and parks. Whether you're a growing family or someone who loves to entertain, this property will suit you.

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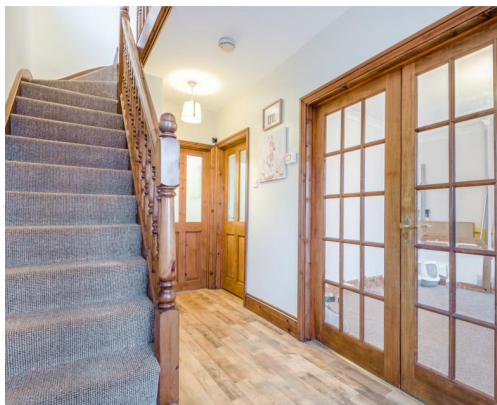


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### KEY FEATURES

- Semi-detached family home
- Three good size bedrooms
- Generous living space open plan lounge/dining
- Ample off-road parking for multiple cars
- Highly desirable location, easy access to amenities
- Garden to rear with stone built out house





# STEP INSIDE

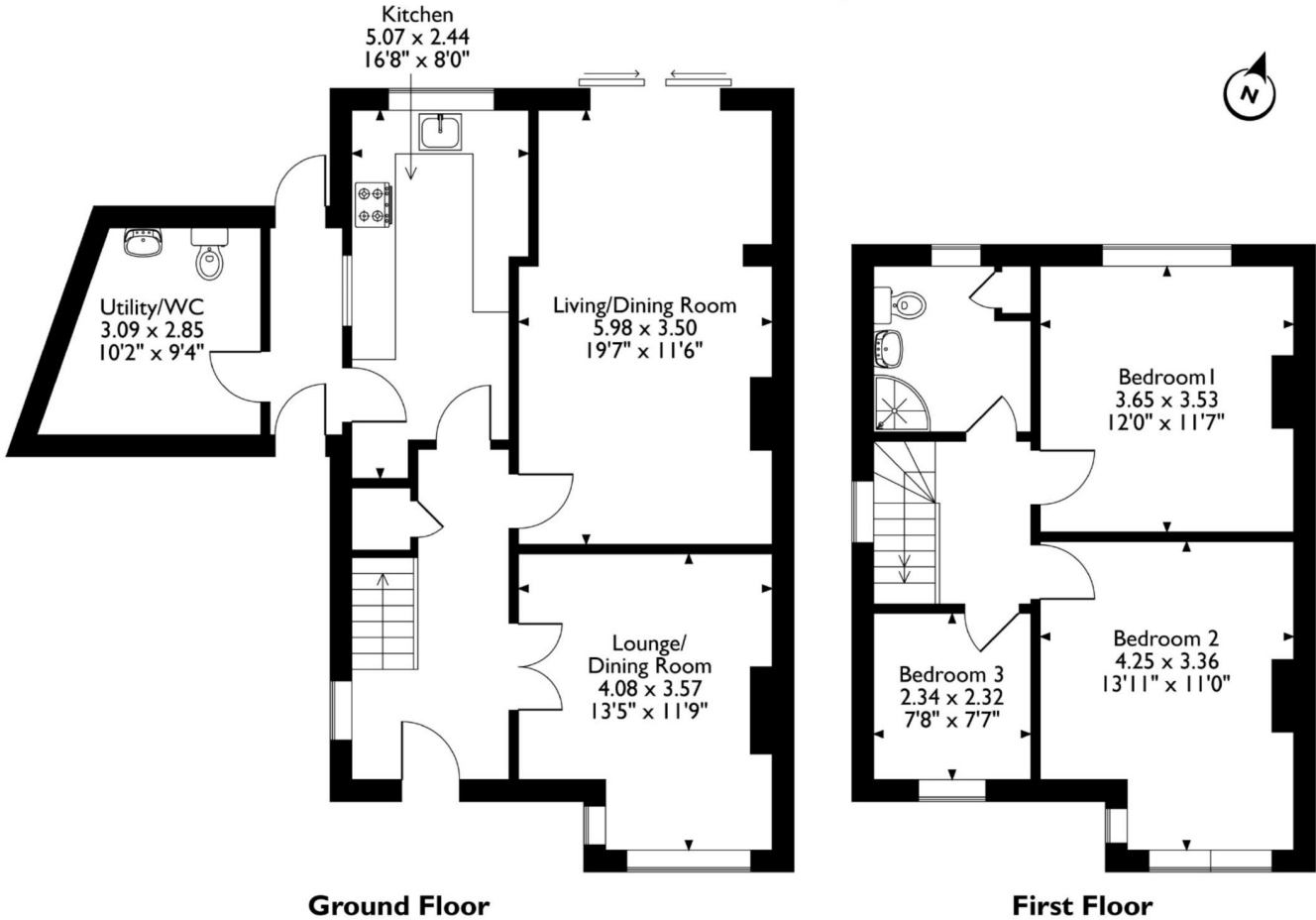


As you enter, you are greeted into the hallway leading into the spacious open plan living dining room with sliding doors out to the garden, creating a seamless flow that is perfect for both everyday living and entertaining guests.

The fitted kitchen offers space for appliances and ample counter space. A convenient door from the kitchen leads out to a practical utility area, adding to the functionality of this well-designed home. A separate living room offers further space to relax.

To the first floor you will find three good size bedrooms and family bathroom which has a modern three-piece shower suite.

Approximate Gross Internal Area  
110 Sq M/1184 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Step outside to discover the rear garden, a private area where relaxation and outdoor enjoyment come together. A decked area provides the ideal spot for entertaining.

The garden also features raised beds, adding a touch of greenery, and a block-built outhouse that offers additional storage space.

Practicality meets convenience at the front of the property, where ample off-road parking ensures that you and your guests always have a dedicated space.

## INFORMATION

Postcode: GL14 2DW

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





## DIRECTIONS

From the A40 from Ross-on-Wye head towards Weston-Under-Penyard continuing through Ryeford where you will then take the right turn towards Drybrook. Follow the road through Drybrook village and then at the junction take a left turn onto Morse Road. At the junction turn left and then immediately right on to Steam Mills Road. Follow this road and continue onto High Street. At the roundabout take the third exit and continue onto Woodside street and take the fourth left onto Woodside Avenue follow the road for to the second left where you will find 12 Woodside Avenue on the corner of Woodside Avenue and Woodlands Reach.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		75
B (81-91)		
C (69-80)		
D (55-68)	62	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.