



CINDERFORD

Guide price **£245,000**



7 HASTINGS ROAD

Cinderford, Gloucestershire GL14 2HL



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Charming semi-detached cottage with two bedrooms, ideal for first-time buyers or a holiday home. Tastefully decorated throughout. Pretty private gardens. Off road parking.

Cinderford is a charming town in the Forest of Dean, Gloucestershire, known for its rich coal mining history. Surrounded by beautiful woodland, it offers great access to nature with scenic walking trails and outdoor activities. The town has a friendly community and features local shops, cafes, schools, and healthcare facilities. It's well-connected to nearby towns like Gloucester and Ross-on-Wye, making it a peaceful yet convenient place to live, perfect for enjoying rural life with modern amenities.



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KEY FEATURES

- Charming semi-detached cottage with two bedrooms, ideal for first-time buyers or a holiday home.
- Tastefully decorated throughout, featuring a garden room, kitchen/diner, and a cozy living room with a solid fuel stove.



STEP INSIDE



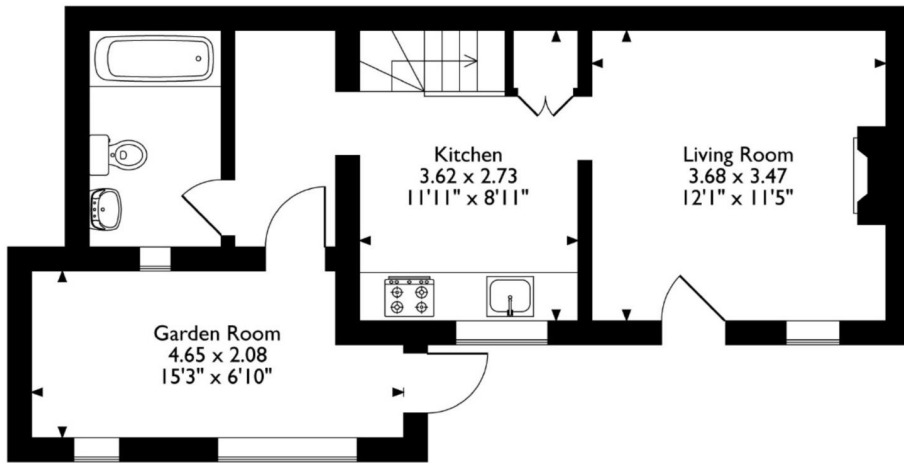
The garden room welcomes you with a front window, radiator, and leads into the hall, which features a tiled floor and houses the gas boiler for central heating and hot water, along with plumbing for a washing machine.

The kitchen/diner is fitted with both wall and base units, showcasing a stylish Metro tiled splashback, hardwood worktops, and a fitted oven with an electric hob. The beamed ceiling adds character, and a window overlooks the lovely gardens.

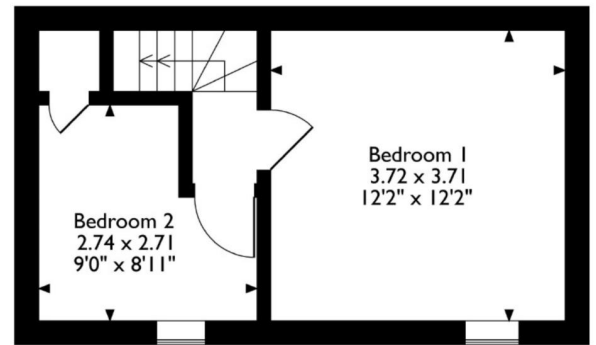
The living room, with a solid fuel stove set in an exposed stone wall and beamed ceiling, also has a garden-facing window, a radiator, and a glazed door leading outside.

The bathroom features a panelled bath with an over-bath shower, a close box W.C., a vanity ash hand basin, fitted mirrors, wall and floor tiling, a towel rail radiator, and a window. The first bedroom boasts loft access, a decorative fireplace, and a window overlooking the gardens. The second bedroom includes a built-in cupboard and also has a garden-facing window.

Approximate Gross Internal Area 67 Sq M/721 Sq Ft



Ground Floor



First Floor

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



The outside space is a true highlight of this property, offering private and sheltered gardens with a patio, lawn, herbaceous borders, mature shrubs, and trees. There's also an area for off-road parking and a covered seating area, making it a perfect spot to relax and enjoy the outdoors.

INFORMATION

Postcode: GL14 2HL
Tenure: Freehold
Tax Band: A
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

Heading Towards Cinderford Town Centre on Steam Mills Road then turn right onto Valley Road, Follow the road to the roundabout and take the first exit then turn left onto Hastings Road follow the road to Somerset Road and turn right where you will find the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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