



REQUIRES MODERNISATION



# 9 Church Road, Cinderford

## Former Class C2 (Residential Institution) property with planning permission for conversion to Class C3 (Dwelling House) use.

### Location

Cinderford is one of the three principal towns in the Forest of Dean and lies approximately 15 miles west of Gloucester, 12 miles south of Ross-on-Wye, 5 miles east of Coleford, 10 miles north of Lydney and 19 miles northeast of Chepstow. The property is located within a predominantly residential area on the west side of Church Road at its junction with Meendhurst Road, approximately  $\frac{1}{2}$  mile south from the central shopping area of Cinderford at High Street.

### Description

The property is a three storey (including lower ground floor), detached building dating from the early 20<sup>th</sup> Century, with rear two storey extensions. It is of rendered masonry construction with a pitched slate tiled roof, and it has double glazed uPVC windows and external doors throughout.

The ground floor accommodation includes an entrance porch, living room, 3 bedrooms, kitchen and bathroom and stairs lead to the first-floor landing off which are located a further five bedrooms, a bathroom and a WC. There is a plant room and porch area on the lower ground floor.

In addition, there is a self-contained flat on the lower ground floor divided to provide a main living room, kitchen, WC/shower room and bedroom.

The kitchens, WC and bathrooms all have appropriately fitted units and each of the bedrooms has a wash hand basin. Heating is provided via wall mounted radiators served by gas fired central heating boilers.

The property has a tarmac surfaced side driveway with access off Meendhurst Road and side access with a rear courtyard style garden with walled boundaries.

### Accommodation

(Approx gross internal areas)

Basement	55.36 sq m	(598 sq ft)
Ground Floor	38.58 sq m	(857 sq ft)
First Floor	84.49 sq m	(909 sq ft)
<b>Total</b>	<b>219.48 sq m</b>	<b>(2,364 sq ft)</b>

### Council Tax

The property is listed within Band C.

### Planning

Consent has been obtained for a '*Change of use of existing building from Class C2 (Residential Institutions) to Class C3 (Dwelling Houses)*'. Planning Ref No. P0466/23/FUL.

### Terms

The property is offered freehold with vacant possession.

**Guide Price - £375,000.**

### EPC

The property has an EPC Rating of E-48.

### VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

### Legal Costs

Each party to bear their own costs incurred in the transaction.





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HM Land Registry Title number **GR276028**  
Ordnance Survey map reference **SO6513NE**  
Scale **1:1250** enlarged from **1:2500**  
Administrative area **Gloucestershire** :  
**Forest of Dean**

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# Request a viewing

For further information or to request a viewing, please get in touch

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