



## 10 Coalway Road

Coalway, Coleford, Gloucestershire, GL16 7HL

£290,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are pleased to offer for sale this spacious three bedroom detached property surrounded by countryside views.

The property features three well-sized bedrooms, an upstairs family bathroom, a separate dining room, a utility room, a cloakroom, a boiler room, a spacious kitchen, and a substantial garden. Externally, there is ample off-road parking, a garage, and a large outbuilding.

Located in the sought-after village of Coalway, this area offers a variety of amenities right at your fingertips. Coalway boasts an excellent primary school, scenic woodland walks leading to Parkend, convenience stores, a post office, a butcher, and efficient bus services. DO NOT MISS THE OPPORTUNITY TO VIEW THIS PROPERTY!



Approach through two distinct entry points, the first and main entrance is situated at the front, featuring a UPVC double glazed door and window, alongside an additional side access leading into the utility room.

#### Entrance Lobby:

3'5" x 2'8" (1.05m x 0.83m)

Stairs to the first floor landing, tiled flooring, and double doors to the lounge.

#### Lounge:

16'2" x 10'5" (4.94m x 3.18m)

With dual aspect UPVC double glazed windows, radiators, gas convector heater, door leading to inner hallway, power and lighting.

#### Inner Hallway:

7'0" x 2'6" (2.15m x 0.77m)

An understairs storage cupboard, the fuse box, door to dining room.

#### Dining Room:

10'11" x 10'11" (3.35m x 3.34m)

With front aspect UPVC double glazed window, a side aspect UPVC double glazed window, a feature fireplace, a double panelled radiator, door to kitchen, power and lighting.

#### Kitchen:

13'10" x 6'8" (4.23m x 2.04m)

Rear aspect with base and wall units, worktops, an electric cooker point, a breakfast bar with a radiator beneath, a sink unit, coat hooks, strip light, UPVC double glazed window, door to the side entrance porch/utility room and boiler room, power and lighting.

#### Side Entrance Porch/Utility Room:

6'2" x 6'7" (1.88m x 2.03m)

With door and windows to the rear garden, tiled flooring, space and plumbing for a washing machine, door to the cloakroom, power and lighting.

#### Cloakroom:

5'6" x 3'1" (1.69m x 0.94m)

Tiled flooring, W.C., window, lighting.

#### Boiler Room:

6'1" x 5'0" (1.86m x 1.53m)

Rear aspect with UPVC double glazed window, Ideal Standard gas boiler, power and lighting.

#### First Floor Landing:

11'3" x 2'10" (3.45m x 0.88m)

UPVC double glazed windows to the rear aspect, smoke alarm, airing cupboard with hot water tank.

#### Bedroom One:

8'8" x 10'3" (2.66m x 3.13m)

UPVC double glazed window to front aspect, a large radiator, power and lighting.

#### Bedroom Two:

11'3" x 11'7" (3.44m x 3.55m)

UPVC double glazed window to front aspect, radiator, power and lighting.

#### Bedroom Three:

7'3" x 7'3" (2.23m x 2.22m)

UPVC double glazed window to front aspect, radiator, power and lighting.

**Bathroom:**

9'8" x 6'10" (2.95 x 2.09)

A family bathroom with a bath, W.C., wash hand basin, a separate shower cubicle, radiator, UPVC double glazed window to rear aspect, loft access, lighting.

**Outside:**

The property is accessed through a double iron gate that leads to the front entrance, with a lawn area on either side of a pathway that guides you to the front door. The property features a stone wall border, a greenhouse, and off-road parking to accommodate multiple vehicles.

located to the rear of the property you will find a garage, outside lighting, and a small rear courtyard.

There are further lawned gardens to the right side of the cottage with shrub borders and part stone/wire fencing.

**Garage:**

19'2" x 11'9" (5.85m x 3.60m)

With an up and over door, power and lighting.

**Uplift Clause:**

The sale of this property is subject to an Uplift Clause for a period of 25 years.

The overage payment is 25% of any increase in value attributable to the granting of a residential planning application for a separate dwelling that can be sold, assuming the triggering event occurs within a period of 25 years.

The date of trigger will be the date of the planning permission confirmation in the form of a Forest of Dean District Council letter.



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Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0 Building 1**

**Floor 1 Building 1**

**Floor 0 Building 2**

**Approximate total area<sup>(1)</sup>**

1267 ft<sup>2</sup>  
117.71 m<sup>2</sup>

(1) Excluding balconies and terraces

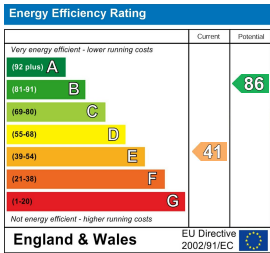
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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