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16 Crown Meadow, Coalway, GL16 7HF

Guide Price £310,000



FREEHOLD

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A MODERN THREE BEDROOM DETACHED FAMILY HOUSE WITH CONSERVATORY EXTENSION IN A SOUGHT AFTER AND ESTABLISHED RESIDENTIAL LOCATION ON THE OUTSKIRTS OF COLEFORD TOWN WITH ITS RANGE OF FACILITIES. CLOSE TO OPEN WOODLAND WALKS

Property Description

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education, Leisure Centre (at the college campus) and two separate Golf Courses.

A wider range of facilities are 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.

ENTRANCE HALL: radiator, doors to Lounge and Cloakroom.

LOUNGE: 15' 3" x 13' 2" (4.64m x 4.01m), window to front, radiators, stairs off, door to

DINING AREA: 10' 1" x 8' 10" (3.07m x 2.69m), French doors to Conservatory, radiator, power points, open plan to

KITCHEN: 10' 1" x 6' 5" (3.07m x 1.95m), window to rear, fitted with an extensive range of colour coded base and eye level units, worktop space, tiled splashbacks, plumbing for automatic washing machine, extractor fan, power points.

CONSERVATORY: 15' 3" x 9' 8" (4.64m x 2.94m), well presented and glazed with double doors to garden.

CLOAKROOM: with WC, wash hand basin, radiator, window to front.

STAIRS TO FIRST FLOOR LANDING: with linen cupboard.

BEDROOM ONE: 11' 3" x 8' 11" (3.43m x 2.72m), window to front, built-in wardrobes, radiator.

BEDROOM TWO: 10' 1" x 8' 11" (3.07m x 2.72m), window to rear, radiator.

BEDROOM THREE: 7' 7" x 6' 7" (2.31m x 2.01m), window to front, radiator.

BATHROOM: modern three piece suite, shower over bath, wash hand basin in vanity unit, WC, heated towel rail, radiator, window to rear.

OUTSIDE: to the front a wooden picket fence encloses the ornamental garden, off road parking leading to the Garage. The rear garden is level and enclosed with mature shrubs of an ornamental nature, paved patio, private aspect.

GARAGE: 15' 8" x 9' 4" (4.77m x 2.84m), up and over door, personal door to rear.

SERVICES: to be confirmed. **THE SERVICES AND CENTRAL HEATING, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'C'.

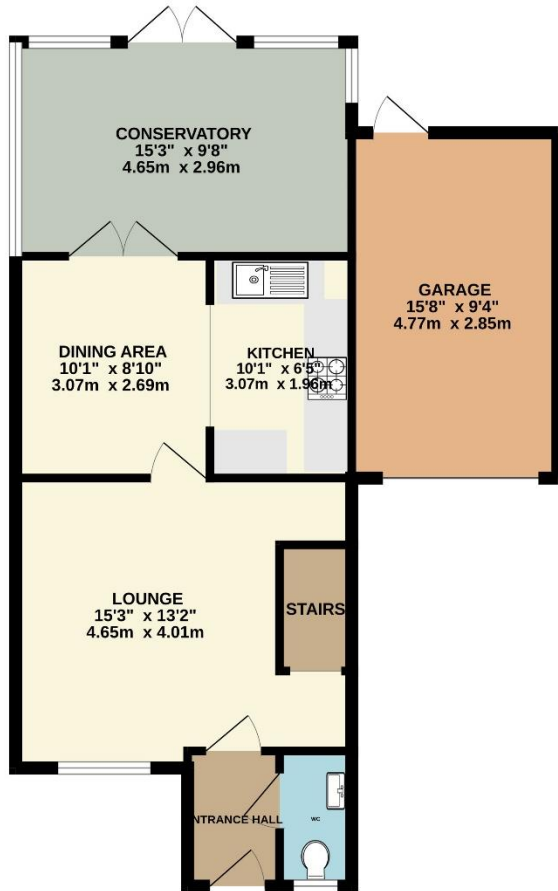


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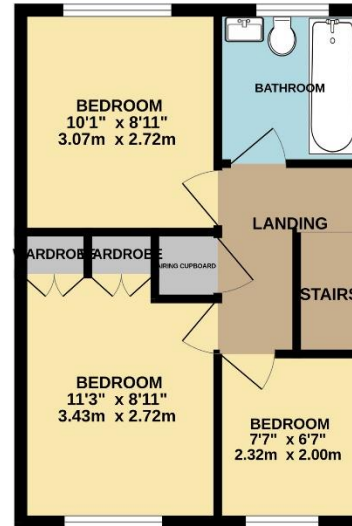
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GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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