



FREEHOLD

Offers Over £425,000



CLEMENTS COTTAGE, PROSPER LANE, COALWAY, COLEFORD, GLOUCESTERSHIRE, GL16 7JP

- FOUR DOUBLE BEDROOMS
- GOOD SIZE KITCHEN/DINER
- BATHROOM & EN-SUITE
- DOUBLE GARAGE
- LARGE OPEN PLAN LIVING AREA
- GAS CENTRAL HEATING
- CLOSE TO WOODLAND WALKS
- EXCELLENT LOCATION

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SITUATED IN THE POPULAR VILLAGE OF COALWAY AND CLOSE TO WOODLAND WALKS AND THE POPULAR VILLAGE PUB, A SUPERBLY EXTENDED FOUR BEDROOM DETACHED COTTAGE OFFERING CHARACTER ACCOMMODATION WITH THE CONVENIENCE OF A THOROUGH MODERNISATION, AMPLE OFF ROAD PARKING AND LARGE DOUBLE GARAGE BLOCK WITH POTENTIAL FOR CONVERSION.

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, 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.

Glazed entrance door with side panel to -

Hall: 9' 6" x 9' 6" (2.9m x 2.9m), Radiator, tiled floor, imposing staircase with barley twist spindles, under-stairs storage area.

Downstairs W.C.: 7' 3" x 5' 3" (2.2m x 1.6m), Two piece suite, radiator, tiled floor, window, built-in cupboard (potential for shower) extractor, tiled splash-backs.

Living Room: 19' 8" x 10' 6" (6m x 3.2m), Imposing inglenook fireplace with wood-burner, beamed ceiling, window to side, radiator. open plan to -



Dining Room: 12' 2" x 10' 6" (3.7m x 3.2m), Radiator, beamed ceiling, open plan to -

Garden Room: 14' 9" x 11' 6" (4.5m x 3.5m), French doors to garden, windows.

Kitchen: 15' 1" x 12' 10" (4.6m x 3.9m), Gas oven, hob with hood over, space for dishwasher, space for washing machine, gas boiler for central heating and domestic hot water, tiled splash-backs, tiled floor, windows to front, side and rear, radiator, downlighters.

Galleried Landing: 9' 6" x 9' 6" (2.9m x 2.9m), Barley twist spindles, window to front, radiator.



Bedroom One: 15' 5" x 10' 6" (4.7m x 3.2m), Pine floor, stone fireplace, radiator, window and skylight.

En-suite: 6' 11" x 5' 11" (2.1m x 1.8m), Shower cubicle, close box W.C., vanity wash hand basin, tiling to walls, skylight, extractor, radiator.

Bedroom Two: 11' 2" x 10' 6" (3.4m x 3.2m), Window to rear, radiator, fitted wardrobes.

Bedroom Three: 12' 10" x 7' 7" (3.9m x 2.3m), Radiator, window to front.

Bedroom Four: 12' 10" x 7' 7" (3.9m x 2.3m), Radiator, window to rear.

Bathroom: 9' 6" x 5' 3" (2.9m x 1.6m), W.C., panelled bath with over-bath mixer, pedestal wash hand basin, radiator, window to rear, tiling to walls.

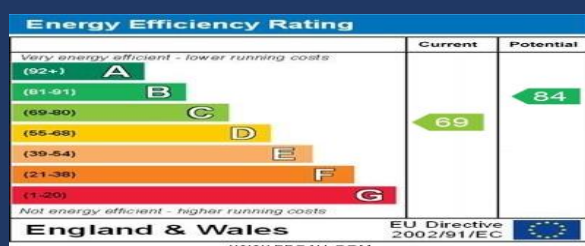
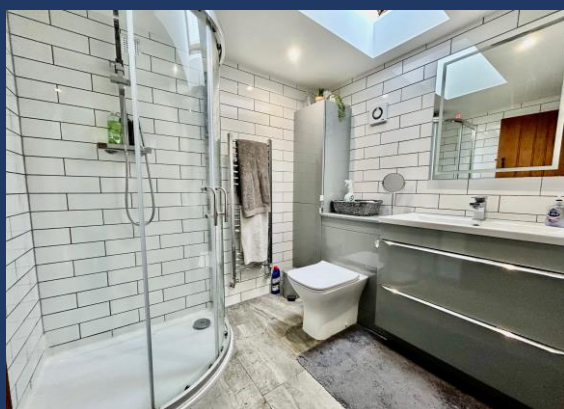
Outside: Attractive stone wall with wrought iron double gates with driveway leading to double garage (21' 0" x 21' 0" (6.40m x 6.40m)) which has power & light. The gardens have patio areas, herbaceous borders and lawned areas. To the front of the property there is further ample parking.

Services: All mains services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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