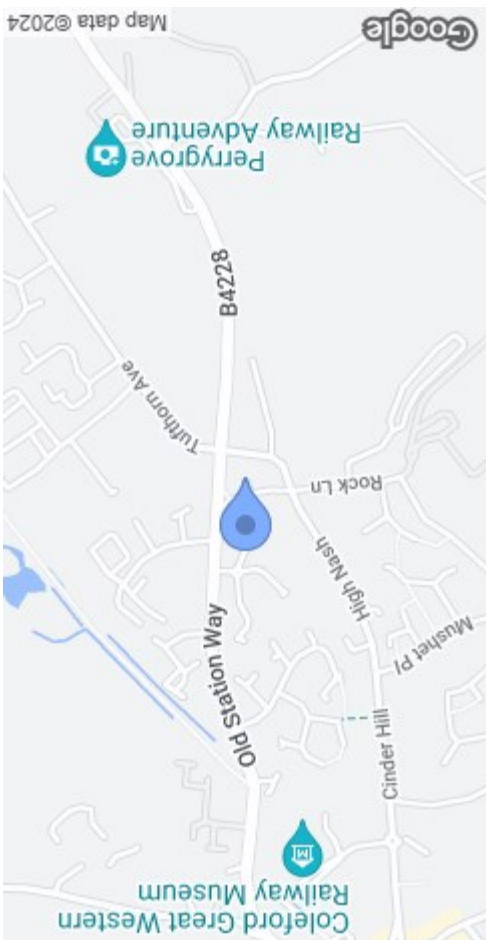


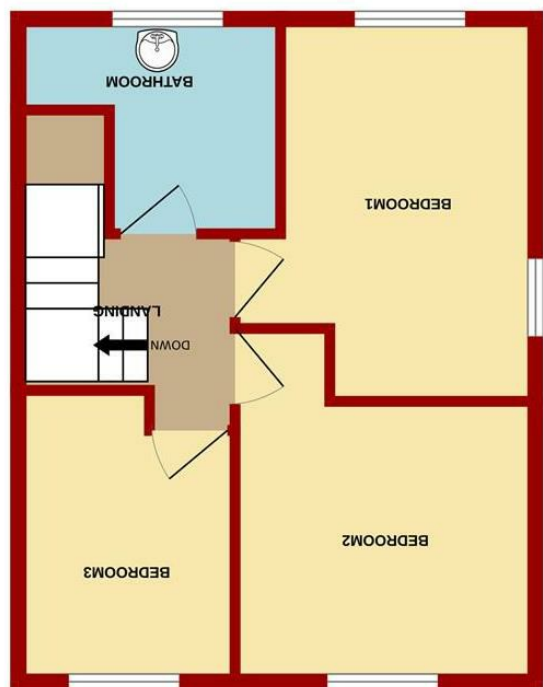


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

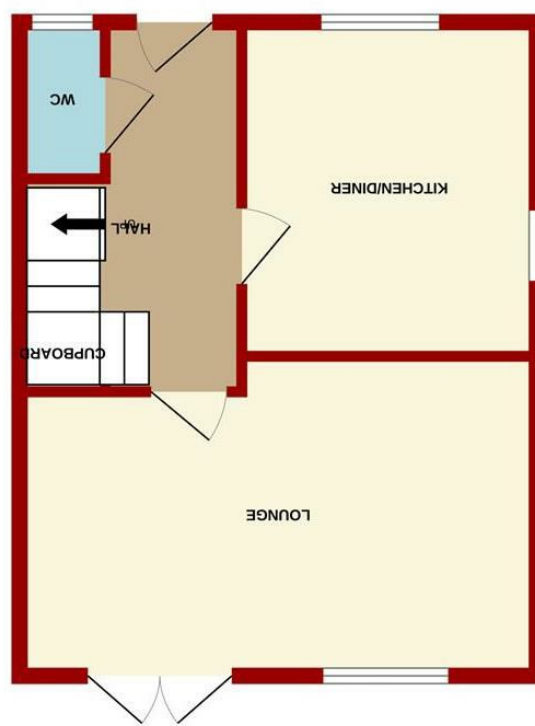
England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



BYRONS MEADOW, COLEFORD, GL16 8ER
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



1ST FLOOR



GROUND FLOOR



4 Byrons Meadow
 Coleford GL16 8ER



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£269,950

SITUATED IN A QUIET LOCATION, THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME BENEFITS FROM HAVING AN ENCLOSED REAR GARDEN, OFF ROAD PARKING AND GARAGE.

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, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



The property is accessed via a upvc door into:

ENTRANCE HALL

Wood effect flooring, radiator, under-stairs cupboard, stairs to first floor.

W.C

Close coupled WC, wash hand basin, radiator, tiled flooring, front aspect upvc double glazed frosted window.

KITCHEN/DINER

12'00 x 10'08 (3.66m x 3.25m)

Range of base, wall and drawer units, integrated electric fan oven, 4 ring gas hob, extractor hood, single drainer sink unit with mixer tap over, power points, tiled flooring, front and side aspect upvc double glazed windows.

LOUNGE

18'07 x 11'07 (5.66m x 3.53m)

Feature fireplace with electric wood burner, TV point, Wood effect flooring, rear aspect upvc double glazed window. Upvc double glazed French doors leading out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Door to:

BEDROOM ONE

13'09 x 9'02 (4.19m x 2.79m)

Power points, radiator, front and side aspect upvc double glazed windows.

BEDROOM TWO

10'09 x 10'00 (3.28m x 3.05m)

Power points, radiator, rear aspect upvc double glazed window.

BEDROOM THREE

10'03 x 7'06 (3.12m x 2.29m)

Power points, radiator, rear aspect upvc double glazed window.

FAMILY BATHROOM

7'08 x 5'07 (2.34m x 1.70m)

Close coupled W.C, pedestal wash hand basin, bath with shower attachment over and tiled surround, chrome heater towel rail, wood effect flooring, front aspect upvc double glazed frosted window.

OUTSIDE

The rear garden is mostly laid to lawn with a patio/seating area, various borders. The front has a decorative gravel area with a path leading to the front door. The property also benefits from off road parking for one vehicle and a garage.

GARAGE

Accessed via an up and over door, power and lighting.

REAR GARDEN

Mostly laid to lawn, patio and decked area, raised borders with Cotswold stone, all enclosed with side gate.

SERVICES

Mains water, mains electric, mains gas, mains drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford town centre proceed up the High Street and continue straight over the roundabout, proceed along Cinderhill and into High Nash turning left at the top and then bearing right into Byrons Meadow where the property can be found on your left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

