



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



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# Offers Over £199,950

EPC rating D

TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN THE POPULAR AREA OF PROSPER LANE, COALWAY. THE PROPERTY IS CLOSE TO AMENITIES AND ALSO ON THE DOORSTEP OF WOODLAND WALKS. INSIDE THE PROPERTY, IT OFFERS GAS CENTRAL HEATING, DOUBLE GLAZING, SPACIOUS ACCOMMODATION THROUGHOUT AND IS OFFERED WITH NO ONWARD CHAIN.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.

Accessed via door into:

## ENTRANCE HALL

Radiator, dado rail, smoke alarm, thermostat for central heating, BT point, rear aspect upvc double glazed door, airing cupboard, access into loft space.

## LOUNGE 12'07 x 11'09 (3.84m x 3.58m)

Front aspect upvc double glazed bay window, radiator, wall lights, marble fire surround, TV aerial lead.

## KITCHEN 10'0 x 10'0 (3.05m x 3.05m)

Base, wall and drawer units, worktop, sink unit, display cabinets, space for washing machine, wall mounted Worcester gas boiler, space for cooker, extractor fan, strip light, spotlights, consumer unit, radiator, BT point, rear aspect upvc double glazed window.

## BEDROOM ONE 11'10 x 11'06 (3.61m x 3.51m )

Front aspect upvc double glazed window, radiator, ceiling light and fan.

## BEDROOM TWO 10'09 x 8'05 (3.28m x 2.57m)

Rear aspect upvc double glazed window, radiator.

## SHOWER ROOM 6'02 x 5'05 (1.88m x 1.65m)

Shower cubicle with shower over, WC, wash hand basin, towel rail, double glazed window.

## OUTSIDE

The front garden is laid to lawn having a variety of mature shrubs and flowers, a driveway suitable for off road parking for two vehicles. The rear garden is laid to patio which creates a peaceful seating area. All enclosed by fencing surround.

## SERVICES

Mains electric, main gas, mains water and drainage.

## WATER RATES

TBC

## LOCAL AUTHORITY

Council Tax Band: B

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold

## VIEWING

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

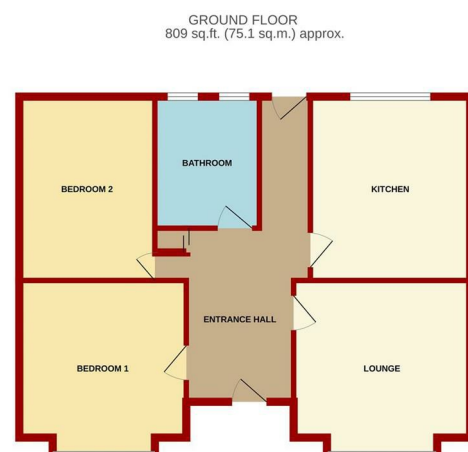
From our Coleford office turn right at the traffic lights signposted Lydney/Chepstow, proceed along for a short distance turning left into Lords Hill. Continue until you reach Coalway School taking the next left past the Eski Market, then taking an immediate right, continue along here where you will see the property on the 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.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Dimensions given only for illustrative purposes only.

### 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.

