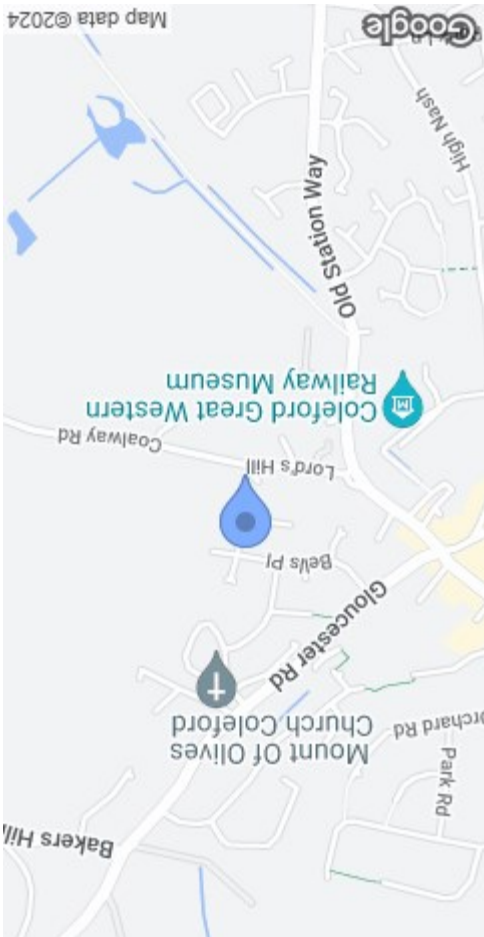


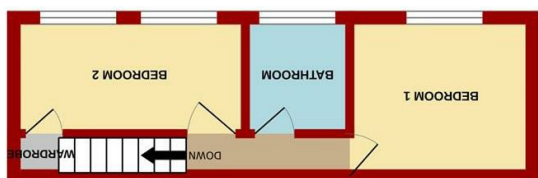


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

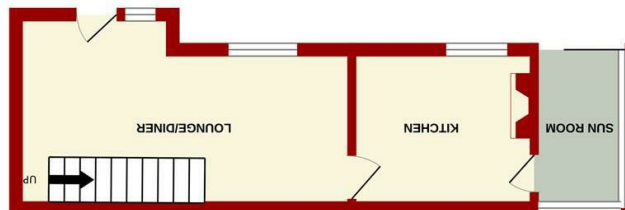
Energy Efficiency Rating	Environment Impact (CO ₂) Rating



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



1ST FLOOR



GROUND FLOOR



23 Lords Hill
 Coleford GL16 8BG

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£269,950

TWO BEDROOM DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND ALL AMENITIES. EBONY HOUSE IS A PROPERTY BOASTING CHARACTER, HAS OFF ROAD PARKING, ENCLOSED GARDENS AND IS OFFERED WITH NO ONWARD CHAIN.

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 double glazed panelled door into:

ENTRANCE HALLWAY

Power points, exposed ceiling beams, radiator, front aspect window. Opening into:

LOUNGE/DINER

20'08 x 11'00 (6.30m x 3.35m)

Feature exposed open stone fireplace, power points, TV point, exposed ceiling beams, space for dining table and chairs, stairs lead to the first floor, front aspect upvc double glazed window.

KITCHEN

10'08 x 9'00 (3.25m x 2.74m)

Range of wall, base and drawer mounted units, one and a half bowl stainless steel sink unit with mixer tap over, built in electric Beko oven with four ring gas hob and extractor hood, space for fridge freezer, partly tiled walls, power points, electrical consumer unit, space for washing machine, front aspect upvc double glazed window. Side aspect partly glazed door into:

SUNROOM

Storage space. Doors leading to the garden.

STAIRS LEAD TO THE FIRST FLOOR LANDING

LANDING

Power points, airing cupboard with shelving, Door into:

BEDROOM 1

11'07 x 9'06 (3.53m x 2.90m)

Fitted wardrobes with hanging rails and shelving, radiator, power points, TV points, front aspect upvc double glazed window.

BEDROOM 2

13'03 x 8'04 (4.04m x 2.54m)

Power points, fitted wardrobe, radiator, front aspect upvc double glazed window.

BATHROOM

Panelled bath with shower attachment over and shower screen, wall mounted heated towel rail, pedestal wash hand basin, front aspect upvc double glazed window.

OUTSIDE

The property has a courtyard garden with various plants and shrubs, enclosed by stone walling.

SERVICES

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

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
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 the Steve Gooch office proceed down to the traffic lights turning right, take the first turning left onto Lords Hill, continue on the road where the property can be found 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.

