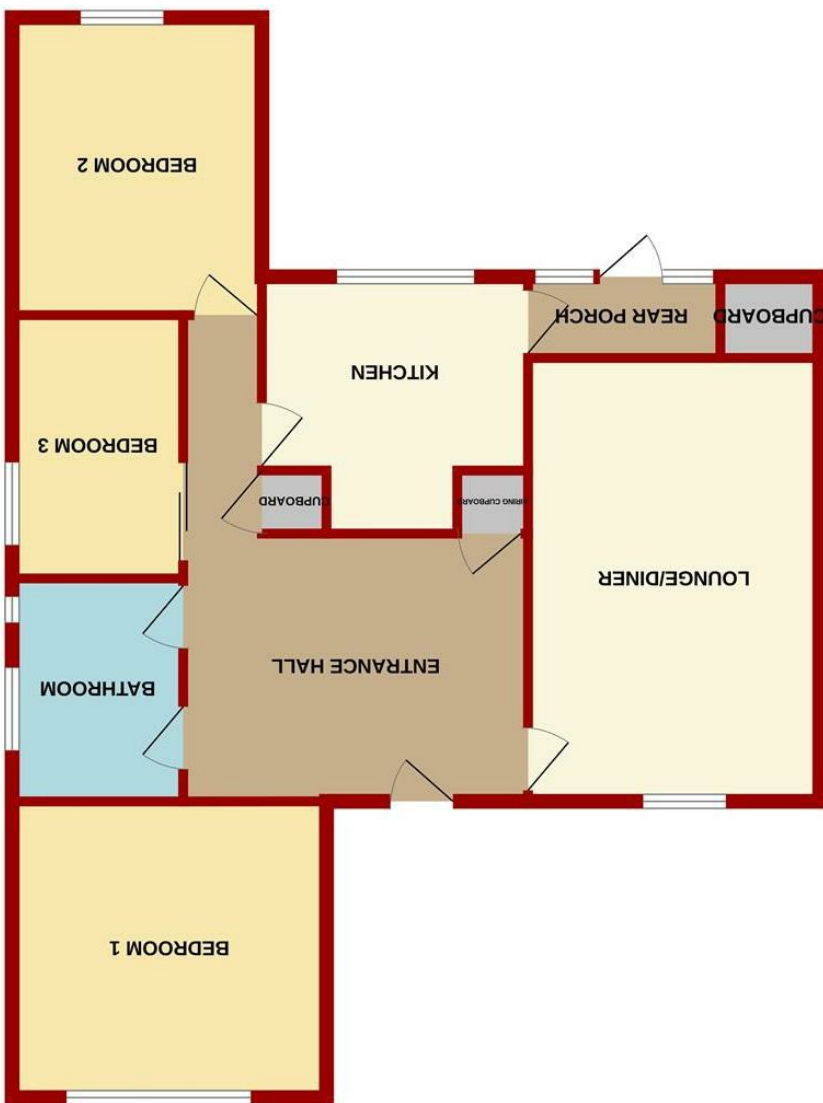
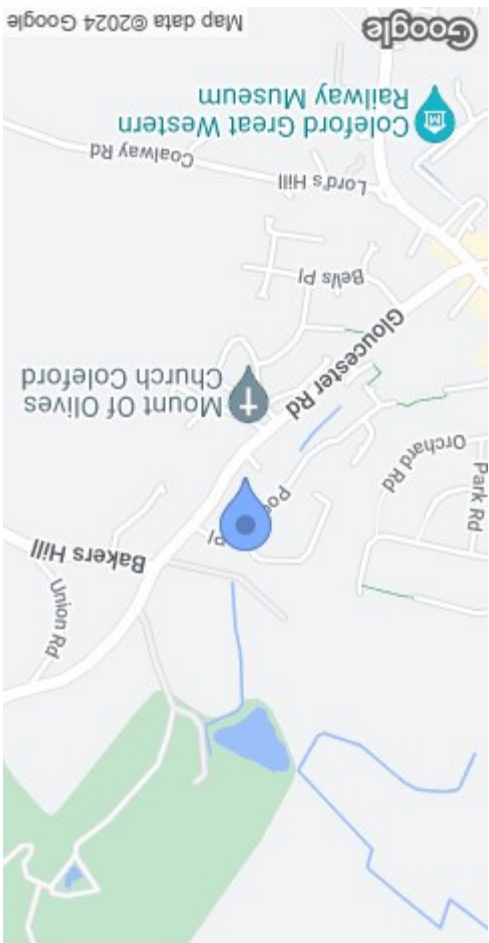




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (new energy cost) B: 81-92 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 45-54 kWh/m <sup>2</sup> F: 35-44 kWh/m <sup>2</sup> G: 21-34 kWh/m <sup>2</sup>	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh



91 Gloucester Road  
 Coleford GL16 8BN

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£274,395**

THREE DOUBLE BEDROOM DETACHED BUNGALOW IN NEED OF UPDATING AND MODERNISING THROUGHOUT, BENEFITING FROM DOUBLE GLAZING, OFF ROAD PARKING FOR SEVERAL VEHICLES AND ENCLOSED GARDENS ALL WITHIN CLOSE ACCESS TO THE TOWN CENTRE.

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, 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 HALLWAY**

Airing cupboard housing hot water cylinder, electric heater, power points, access to loft space. Door into:

**LOUNGE**

17'06 x 11'07 (5.33m x 3.53m)

Feature fireplace which has currently been sealed, electric radiator, power points, front aspect upvc double glazed window. Rear aspect door into rear lobby:

**KITCHEN**

10'00 x 10'06 (3.05m x 3.20m)

Range of base and wall units, stainless steel sink and drainer unit, power points, electric radiator, space for fridge freezer, rear aspect upvc double glazed window. Rear aspect door to lobby.

**REAR LOBBY**

9'00 x 3'05 (2.74m x 1.04m)

Built in storage cupboard housing a fridge freezer, Rear aspect upvc double glazed door leading out to the rear garden.

**BATHROOM**

8'10 x 6'00 (2.69m x 1.83m)

Panelled bath with shower attachment, close coupled W.C., wash hand basin, electric heater, extractor fan, two side aspect upvc double glazed frosted windows.

**BEDROOM 1**

12'05 x 11'11 (3.78m x 3.63m)

Power points, internet point, electric radiator, front aspect upvc double glazed window.

**BEDROOM 2**

11'11 x 9'06 (3.63m x 2.90m )

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

**BEDROOM 3**

10'06 x 6'07 (3.20m x 2.01m)

Power points, electric radiator, side aspect upvc double glazed window.

**OUTSIDE**

The property benefits from having a gated driveway with an undercover parking space and room for a further two vehicles on the drive. The front garden is laid to lawn and enclosed by fencing and walling surround.

**REAR GARDEN**

Patio/slabbed area with steps leading down to a lawned area (potential to terrace/landscape it further) surrounded by walling and hedging surround.

**SERVICES**

Mains electric, mains water, mains drainage.

**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 traffic lights in town proceed onto Gloucester Road. With the Police station on your right, follow the road for 0.1 mile. The property is set back 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)

