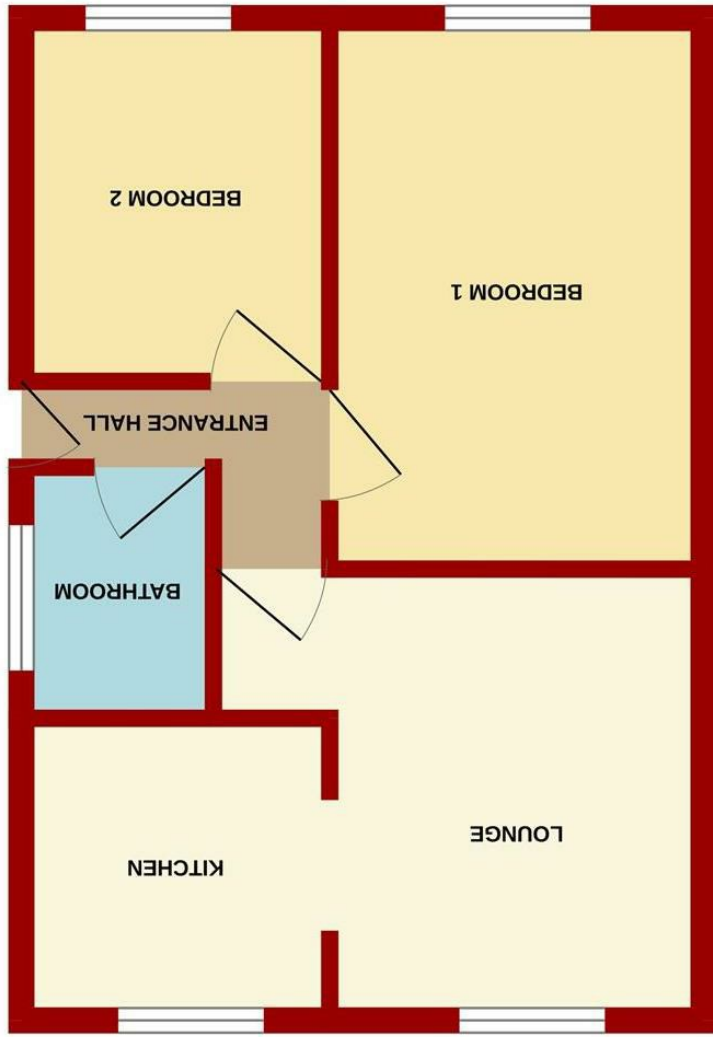
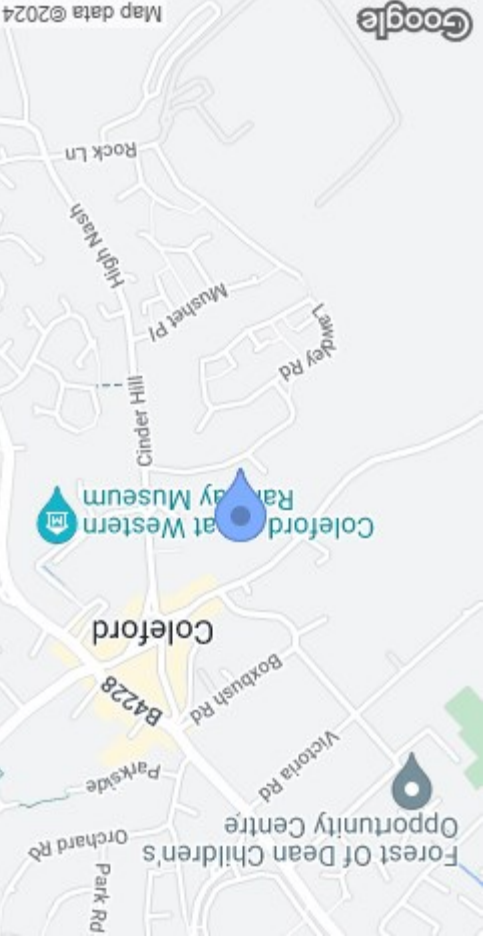




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



13 Hampshire Gardens
 Coleford GL16 8HU

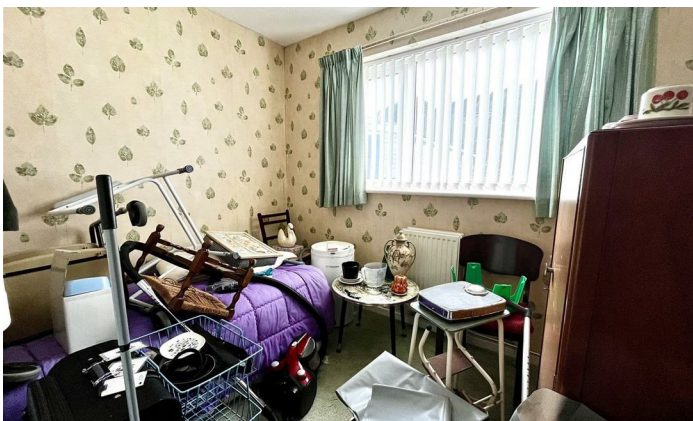


STEVE GOOCH
 ESTATE AGENTS | EST 1985

£215,000

TWO BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN THE POPULAR AREA OF HAMPSHIRE GARDENS ENJOYING CLOSE ACCESS TO THE TOWN CENTRE, ENCLOSED TERRACED GARDEN, GARAGE AND BEING 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 partly double glazed upvc door into:

ENTRANCE HALLWAY

Radiator, power point. Door into:

LOUNGE

13'06 x 10'02 (4.11m x 3.10m)

Radiator, power points, TV points, feature gas fireplace, rear aspect upvc double glazed window. Sliding door into:

KITCHEN

6'09 x 6'11 (2.06m x 2.11m)

Range of base, wall and drawer mounted units, space for oven, space for fridge freezer, stainless steel single drainer sink unit with tap over, Baxi combination boiler, strip lighting, electrical consumer unit, power points, Front aspect upvc double glazed window.

BEDROOM 1

8'05 x 12'06 (2.57m x 3.81m)

Radiator, power points, access to loft space, rear aspect upvc double glazed window.

BEDROOM 2

9'01 x 8'03 (2.77m x 2.51m)

Radiator, power points, rear aspect upvc double glazed window.

BATHROOM

7'06 x 5'06 (2.29m x 1.68m)

Walk in shower with Mira shower attachment, heated towel rail, vanity unit with built in wash hand basin, close coupled W.C, storage cupboard, side aspect upvc double glazed frosted window.

OUTSIDE

To the front of the property you have off road parking or several cars.

REAR GARDEN

Terraced garden enjoying patio/seating areas, lawned area and flower borders with a store shed. The garden is surrounded by hedging and fencing.

GARAGE

Accessed via a manual up and over door, power and lighting.

SERVICES

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

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 straight over at the roundabout, continue along for a short distance turning right into Hampshire Gardens. Proceed along taking the first turning right where the property can be located towards the end of the road on the ??? hand side via our for sale board.

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.

