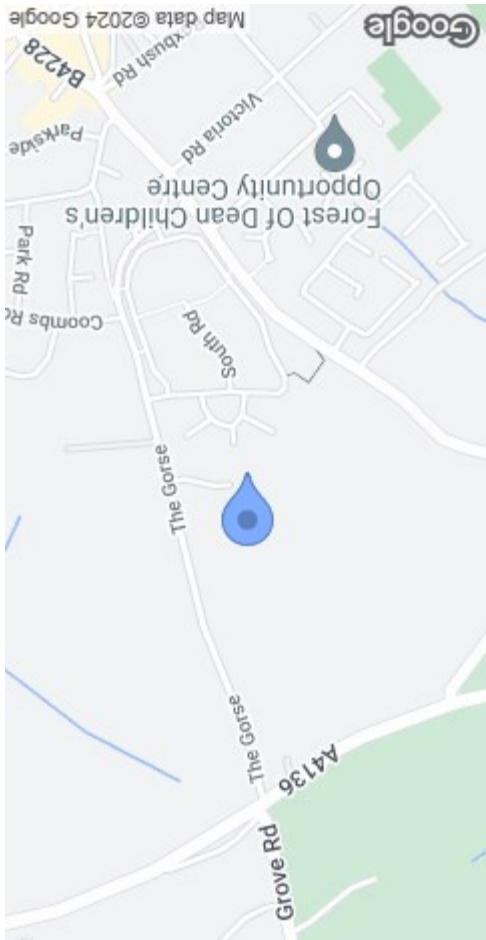




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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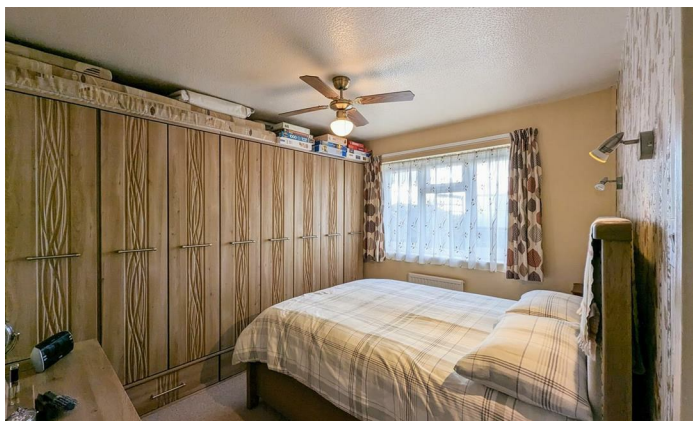


23 Lark Rise
 Coleford GL16 8EP

£290,000

VERY WELL PRESENTED AND EXTENDED, TWO BEDROOM SEMI-DETACHED BUNGALOW ENJOYING A PLOT MEASURING APPROXIMATELY 1/5 OF AN ACRE, WITH ELEVATED VIEWS OVER SURROUNDED FIELDS AND COUNTRYSIDE, IN A QUIET, EDGE OF TOWN, CUL-DE-SAC LOCATION.

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 door into:

DINING ROOM

10'07 x 10'01 (3.23m x 3.07m)

Tiled flooring, radiator, power points, side and front aspect upvc double glazed windows enjoying lovely views over the garden and fields beyond. Rear aspect upvc double glazed sliding doors leading out to the garden. Opening into:

HALLWAY

Radiator, access to partly boarded and insulated loft space. Opening into:

KITCHEN

11'08 x 7'10 (3.56m x 2.39m)

Range of base, wall and drawer mounted units, wood effect worktops, single down and drainer sink unit with mixer tap over, space for oven, space and plumbing for washing machine, space for fridge and freezer, extractor fan, partly tiled walls, power points, appliance points, airing cupboard with shelving and housing the Worcester gas fired combination boiler, towel rail, front aspect upvc double glazed window.

LOUNGE

15'04 x 9'11 (4.67m x 3.02m)

Feature fireplace with inset multifuel burning stove, radiator, power points, TV point, telephone and internet point, front aspect upvc double glazed window.

SHOWER ROOM

5'09 x 4'10 (1.75m x 1.47m)

Tiled flooring, tiled walls, corner shower unit with mains shower attachment over, W.C, pedestal wash hand basin, heated towel rail, side aspect upvc double glazed frosted window.

BEDROOM 1

10'08 x 10'00 (3.25m x 3.05m)

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

BEDROOM 2

7'09 x 6'11 (2.36m x 2.11m)

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

OUTSIDE

To the front of the property you have a driveway providing parking for 5/6 vehicles with an additional driveway space being used to park a motorhome (there is also an electric hook up here). The rest of the front garden is laid to lawn and there is also a woodstore and shed. Gated access leads to the rear.

REAR GARDEN

The south facing rear garden has been thoughtfully landscaped to make the most of the rural views. It is predominately laid to lawn with various seating areas, two greenhouses, timber workshop with power and lighting, further garden sheds and an attractive fish pond. Gated access and steps down lead to a further garden area. All enclosed by hedging surround and fencing surround.

SERVICES

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

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 to the traffic lights turning left onto Bank Street. Continue along here taking the second right signposted Berry Hill. Continue up the hill turning left into Lark Rise where the property can be located at the end of the cul de sac 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)