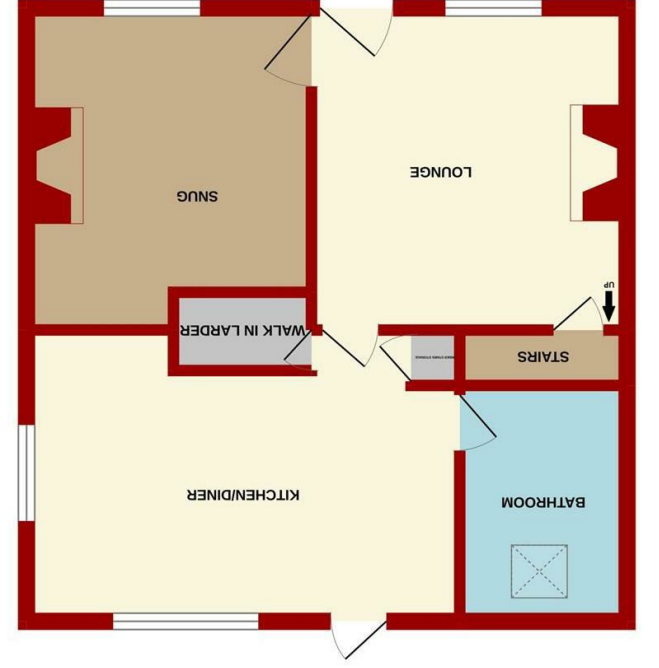
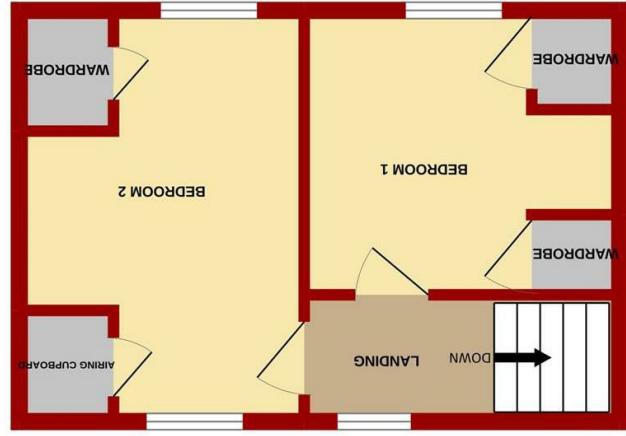
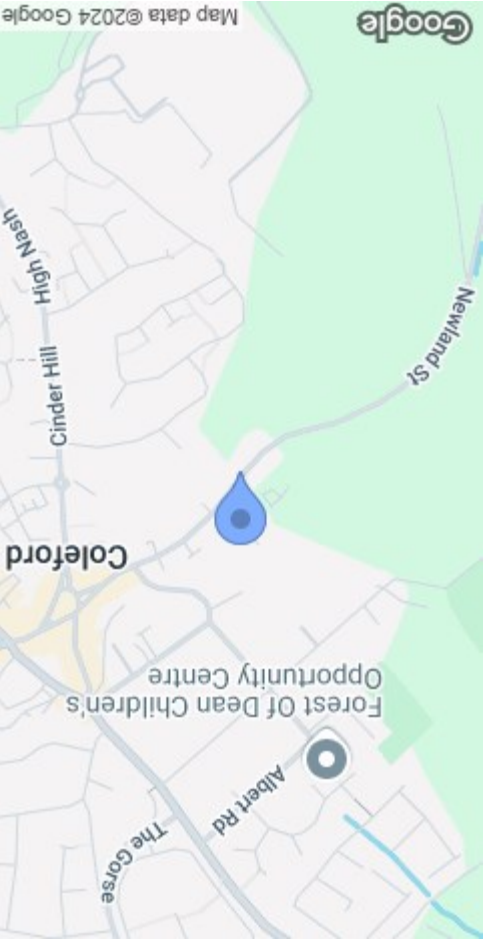




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47</td></tr> <tr><td>B</td><td>48-57</td></tr> <tr><td>C</td><td>58-67</td></tr> <tr><td>D</td><td>68-77</td></tr> <tr><td>E</td><td>78-87</td></tr> <tr><td>F</td><td>88-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-47	B	48-57	C	58-67	D	68-77	E	78-87	F	88-95	G	96-100	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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55 Newland Street
 Coleford GL16 8NA

Offers Over £275,000

A CHARACTERFUL 1800'S COTTAGE BOASTING HUGE AMOUNTS OF ORIGINAL FEATURES THROUGHOUT, THE PROPERTY IS WELL PRESENTED WITH TWO DOUBLE BEDROOMS, LARGE GARDEN AND CLOSE ACCESS TO COLEFORD 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, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.



Accessed via a wooden door into:

LOUNGE

11 x 10'10 (3.35m x 3.30m)

Open cast iron feature fireplace with (with original old range cooker), front aspect single glazed wooden window, power points, double radiator door giving access to stairs, door to kitchen, door into:

SNUG

12'11 x 9'9 (3.94m x 2.97m)

Front aspect single glazed wooden window, power points, feature fireplace (currently blocked off) with brick surround, single radiator, tv point.

KITCHEN/DINER

14'10 x 10 (4.52m x 3.05m)

Range of base, wall and drawers' units, worktop, built-in oven and hob, stainless steel sink unit with tap over, boiler, double radiator, power points, side, and rear aspect single glazed wooden windows, loft space, understair storage, walk in larder, door into:

BATHROOM

9'9 x 6'2 (2.74m x 1.88m)

Walk in shower with a Mira shower over, panelled bath with crosshead taps over, W.C., sink with taps over, Velux double glazed window, single radiator.

From the Lounge stairs give access to first floor landing:

LANDING

Rear aspect single glazed window, Door to:

BEDROOM 1

10'7 x 9'9 (3.23m x 2.97m)

Front aspect wooden single glazed window, two wardrobe's, power points, double radiator.

BEDROOM 2

14'1 x 9'1 (4.29m x 2.77m)

Front and rear aspect wooden single glazed window, airing cupboard housing the water tank, wardrobe, power points, double radiator.

OUTSIDE

To the front of the property there is parking for one car and steps lead you to the front door. Side gate to the rear with a courtyard seating area and steps lead you up to the garden area which is mostly laid to lawn with a greenhouse and summer house with elevated views to the top of the garden.

OUTBUILDING

Accessed via a wooden door, stainless steel drainer unit with tap over, running water, plumbing for washing machine and tumble dryer, side aspect wooden single glazed windows.

SERVICES

Mains gas, mains electric, mains water and drainage.

WATER RATES

TBC

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

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 Coleford Town Centre turn left in to Newland Street, continue along 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)