

Figure 1: Bar charts comparing the EU Directive 2002/91/EC for England & Wales across two metrics: Energy Efficiency Rating and Environmental Impact (CO2) Rating.

Energy Efficiency Rating (Top Chart):

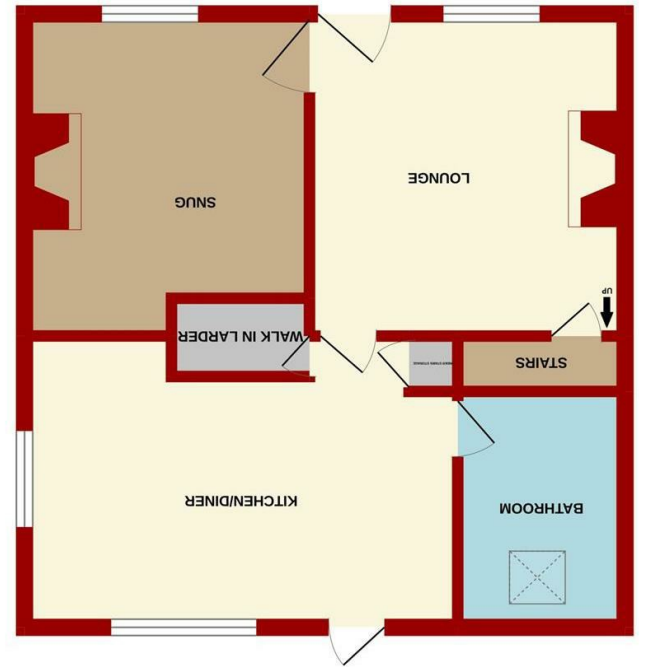
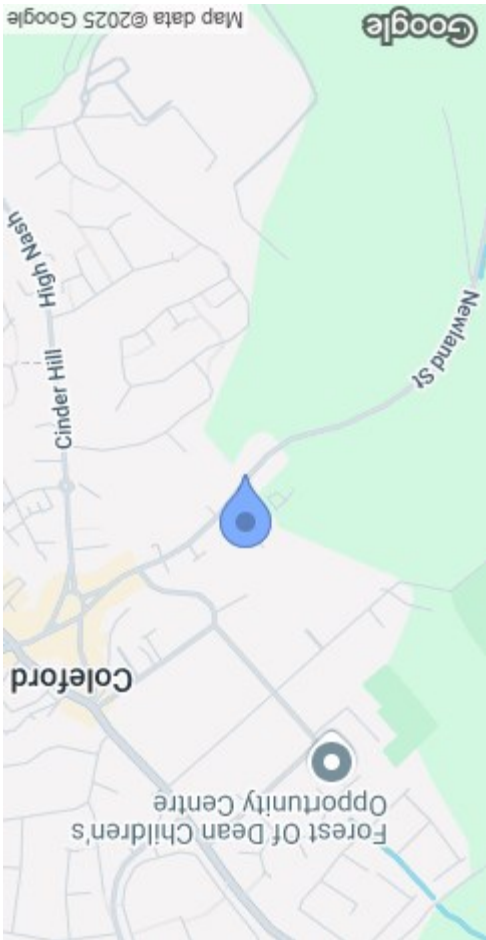
Property Type	Score
Office (A)	85.00
Office (B)	79.00
Office (C)	73.00
Office (D)	67.00
Office (E)	61.00
Office (F)	55.00
Office (G)	49.00
Office (H)	43.00
Office (I)	37.00
Office (J)	31.00
Office (K)	25.00
Office (L)	19.00
Office (M)	13.00
Office (N)	7.00
Office (O)	1.00

Environmental Impact (CO2) Rating (Bottom Chart):

Property Type	Score
Office (A)	88.00
Office (B)	82.00
Office (C)	76.00
Office (D)	70.00
Office (E)	64.00
Office (F)	58.00
Office (G)	52.00
Office (H)	46.00
Office (I)	40.00
Office (J)	34.00
Office (K)	28.00
Office (L)	22.00
Office (M)	16.00
Office (N)	10.00
Office (O)	4.00

Legend:

- EU Directive 2002/91/EC
- England & Wales
- Office (A) to (O)



STEVE GOOCH
ESTATE AGENTS | EST 1985

Offers Over £275,000

Discover the charm of this delightful 1800s cottage, brimming with original features that exude character throughout. Meticulously maintained, this enchanting property offers two spacious double bedrooms and a generously sized garden. Ideally located, you'll enjoy the convenience of being just a stone's throw away from Coleford Town Centre, where a variety of amenities await.

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 '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)