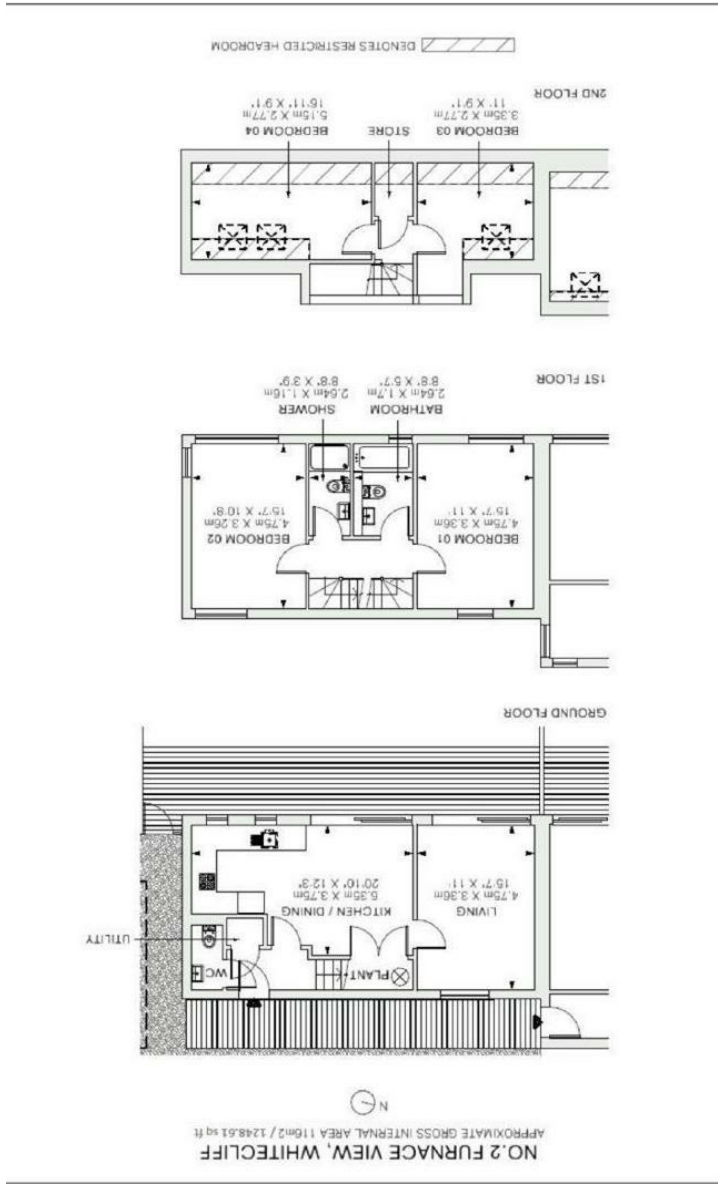




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-47 C: 48-65 D: 66-83 E: 84-101 F: 102-129 G: 130-157



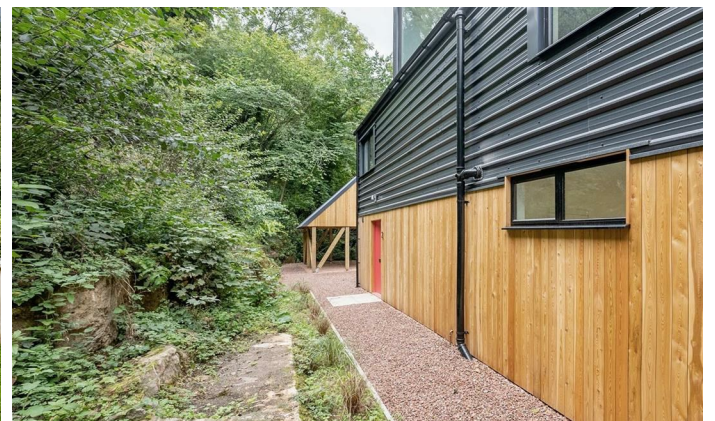
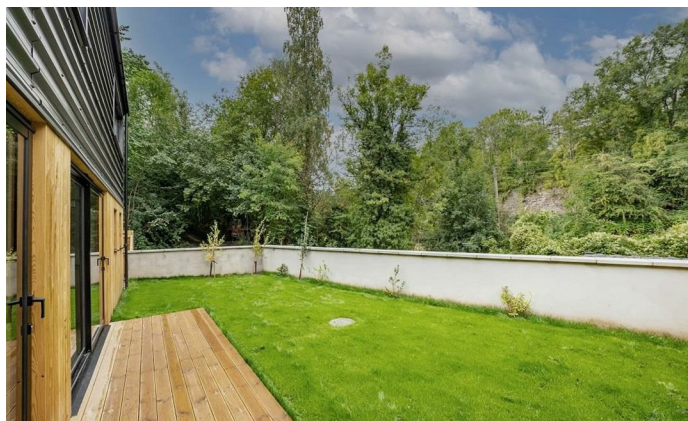
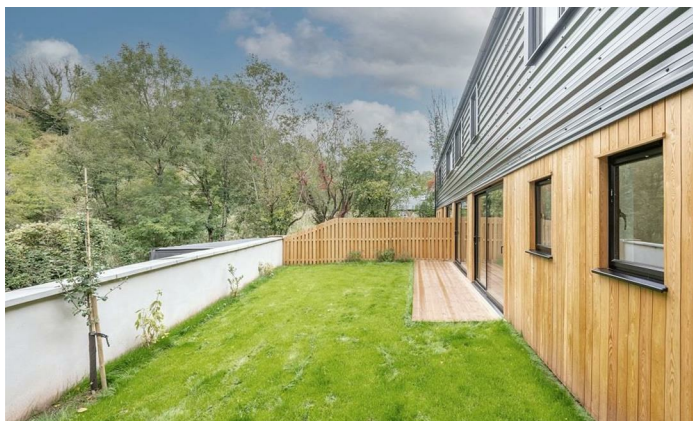
**2 Furnace View**  
 Whitecliff, Coleford GL16 8NB



## Offers In Excess Of £340,000

A BRAND NEW, BESPOKE AND ARCHITECTURALLY DESIGNED FOUR BEDROOM SEMI-DETACHED HOUSE SITUATED ON THE EDGE OF AN AREA OF OUTSTANDING NATURAL BEAUTY. THE CONTEMPORARY DESIGN OF THE TIMBER-FRAME BUILD CREATES A UNIQUE, STYLISH AESTHETIC WITH LARGE DOUBLE GLAZED WINDOWS AND SLIDING DOORS FROM THE LIVING AREA CREATING LOTS OF NATURAL LIGHT WHICH FLOWS THROUGHOUT. THE PROPERTY ALSO BENEFITS FROM HAVING 9 YEARS STRUCTURAL WARRANTY/GUARANTEE.

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 door into:

### ENTRANCE HALLWAY

Door into storage cupboard, stairs lead to the first floor landing. Door into:

### W.C

Close coupled W.C, wash hand basin with mixer tap over.

### KITCHEN/DINER/LIVING SPACE

20'10 x 12'3 (6.35m x 3.73m)

Range of fitted wall, base and drawer mounted units, built in electric oven with four ring electric hob and cooker hood above, built in fridge and freezer, integrated dishwasher, power points, understairs storage cupboard, underfloor heating thermostat, front aspect double glazed sliding patio doors. Door into:

### LOUNGE

15'0 x 11'0 (4.57m x 3.35m)

Oak engineered flooring, power points, telephone point, rear aspect double glazed window. Front aspect double glazed door.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

### LANDING

Radiator, inset ceiling spotlights, stairs lead to the second floor. Door into:

### BEDROOM 1

15'7 x 11'0 (4.75m x 3.35m)

Radiator, power points, front and rear aspect double glazed windows.

### BATHROOM

White suite comprising modern bath with tiled surrounds, close coupled W.C, wash hand basin with mixer tap over, front aspect double glazed window.

### SHOWER ROOM

Shower cubicle with mains shower attachment, close coupled W.C, wash hand basin with tap over.

### BEDROOM 2

15'7 x 10'8 (4.75m x 3.25m)

Power points, radiator, front, side and rear double glazed windows.

### SECOND FLOOR LANDING

Door into wardrobe with power points.

### BEDROOM 3

11'0 x 9'1 (3.35m x 2.77m)

Power points, radiator, rear aspect double glazed window, Velux ceiling skylights.

### BEDROOM 4

16'11 x 9'1 (5.16m x 2.77m)

Power points, radiator, two Velux ceiling skylights.

### OUTSIDE

West facing garden with rural views, lawned area with a raised decking area, enclosed by fencing surround.

### SERVICES

Underfloor heating, Air source heating.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: D  
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 Coleford office proceed down Newland Street 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)

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.