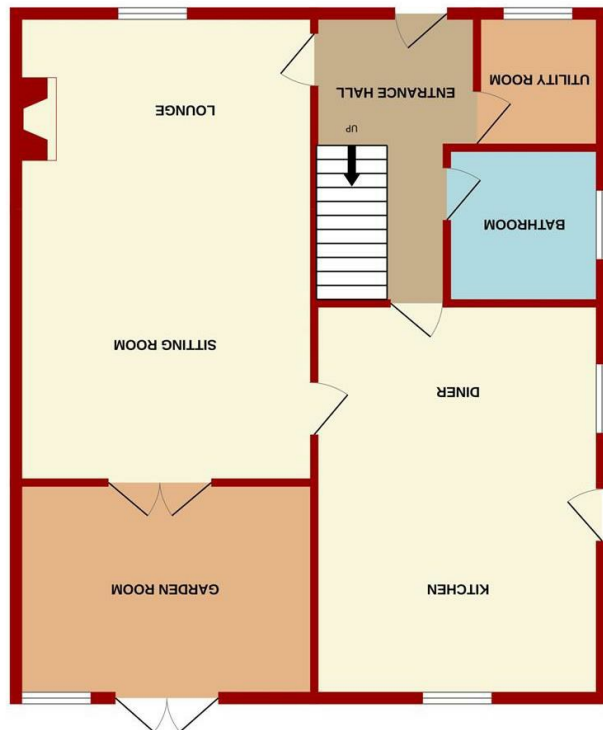
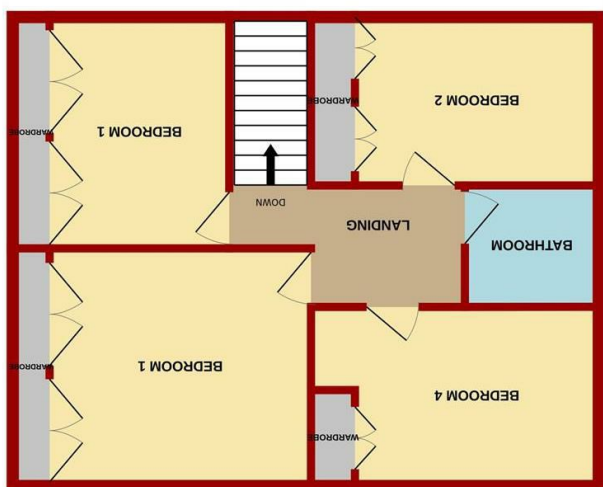
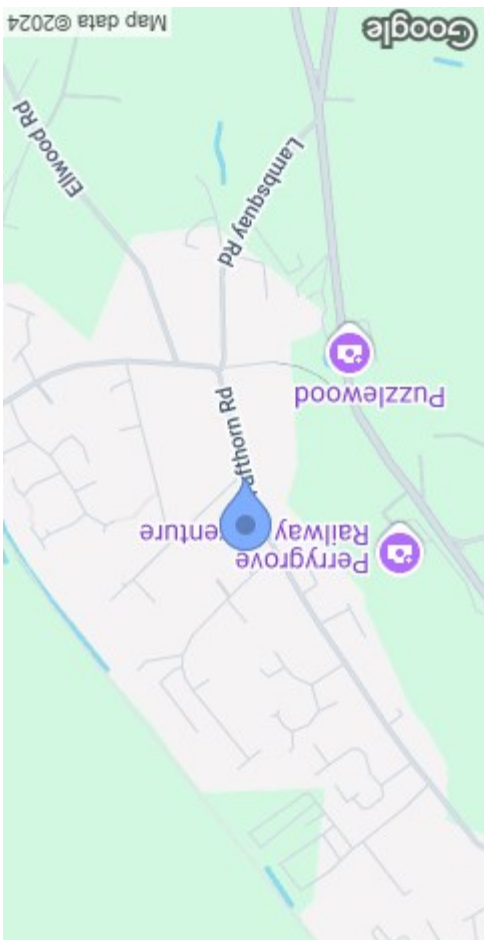




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (10-35) Green B (36-45) Yellow-Green C (46-55) Yellow D (56-65) Orange E (66-75) Red-Orange F (76-85) Red G (86-100) Dark Red



Manderley Tuffthorn Road  
 Coleford GL16 8PY

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985



## Offers Over £370,000

A BEAUTIFULLY PRESENTED 4 BEDROOM SEMI DETACHED PROPERTY boasting FOUR VERY LARGE DOUBLE BEDROOMS, LARGE LIVING SPACE with EXTENDED KITCHEN/DINER SPACE AND GARDEN ROOM. The property has been kept with IMPECCABLE STANDARD by current owners with LARGE GARDEN approx reaching \*\*\*\* ACRES, PARKING FOR SEVERAL CARS and A LOVELY FAMILY FEEL throughout property.

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, 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.



Property is accessed via partly glazed UPVC frosted door into:

### ENTRANCE HALLWAY

Comprises of stairs to first floor landing, internet point, understairs storage, door giving access into:

### UTILITY

6'1 x 6'5 (1.85m x 1.96m)

Front aspect UPVC double glazed window. space for washing machine, space for drier, sink with tap over, radiator, door giving access into:

### BATHROOM

7'5 x 7'5 (2.26m x 2.26m)

Side aspect UPVC double glazed frosted window, modern panelled bath with taps and shower attachment over, closed coupled W.C, heated towel rail, wash hand basin unit with circle bowl above and tap over, touch light mirror.

From Entrance Hallway door giving access into:

### DINING ROOM

13'4 x 8'7 (4.06m x 2.62m)

Side aspect UPVC double glazed window, radiator, door giving access into snug area, inset ceiling spotlights, power points, opening giving access into:

### KITCHEN

13'9 x 10'4 (4.19m x 3.15m)

Rear aspect UPVC double glazed window, range of wall, drawer and base mounted solid oak units, built in oven, built in hob, built in extractor fan, built in dishwasher, island in centre with power supply, rear end of room provides extra power points, radiator, side aspect UPVC double glazed frosted door giving access out onto garden, door giving access into:

### GARDEN ROOM

14'4 x 9'10 (4.37m x 3.00m)

Rear aspect UPVC double glazed patio doors giving access out onto garden, rear aspect UPVC double glazed window, glass door at the front of the room giving access into snug, radiator, power points, loft space.

### LOUNGE

13'0 x 10'9 (3.96m x 3.28m)

Two front aspect UPVC double glazed windows, radiator, power points, feature fireplace with electric inset, opening giving access into:

### SNUG

10'6 x 13'1 (3.20m x 3.99m)

Door giving access into Dining Room, glass wooden door giving access into Garden Room, radiator, wall lights, power points.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS TO FIRST FLOOR.

### FIRST FLOOR LANDING

Loft access

### BEDROOM 1

13'2 x 10'10 (4.01m x 3.30m)

Rear aspect UPVC double glazed windows, radiator, power points, built in wardrobe space.

### BEDROOM 2

13'3 x 8'1 (4.04m x 2.46m)

Front aspect UPVC double glazed window, radiator, power points, television point.

### BEDROOM 3

11'1 x 11 (3.38m x 3.35m)

Built in wardrobe space, front aspect UPVC double glazed window, radiator, power points.

### BEDROOM 4

9'0 x 11'1 (2.74m x 3.38m)

Rear aspect double glazed UPVC window, wardrobe space, power points, radiator.

### SHOWER ROOM

5'6 x 6'5 (1.68m x 1.96m)

Side aspect UPVC double glazed frosted window. closed coupled W.C, walk in shower with electric shower over, extractor fan, radiator.

### OUTSIDE/GARDEN

To the side there is a driveway with parking for several vehicles. At the rear there is a large large patio area which in turn leads to mostly laid to lawn with large garden which is approximately 0.2 acres with various flower borders to th side. All enclosed by fencing and hedge.

### SUMMER HOUSE

Wooden construction, power points, single pane glass windows. Potential to use as an outside office.

### GARAGE

11'1 x 21'0 (3.38m x 6.40m)

Side aspect single glazed windows, power points, power lighting, accessed via manual up and over door, outside water tap, to the rear access to:

### STORE ROOM

11'7 x 7'5 (3.53m x 2.26m)

Side aspect personal door giving access into Garage, rear aspect UPVC double glazed frosted window, power points, lighting.

### SERVICES

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

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

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

### TENURE

Freehold.

### 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 proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along passing the petrol station on the left hand side and up to the traffic lights. Continue straight ahead passing Perrgrove & Puzzlewood where after a short distance there is a left hand turning onto Lamsquay Road continuing along here to the end of the road turning left onto Tufthron Road where the property can be found on your right 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)