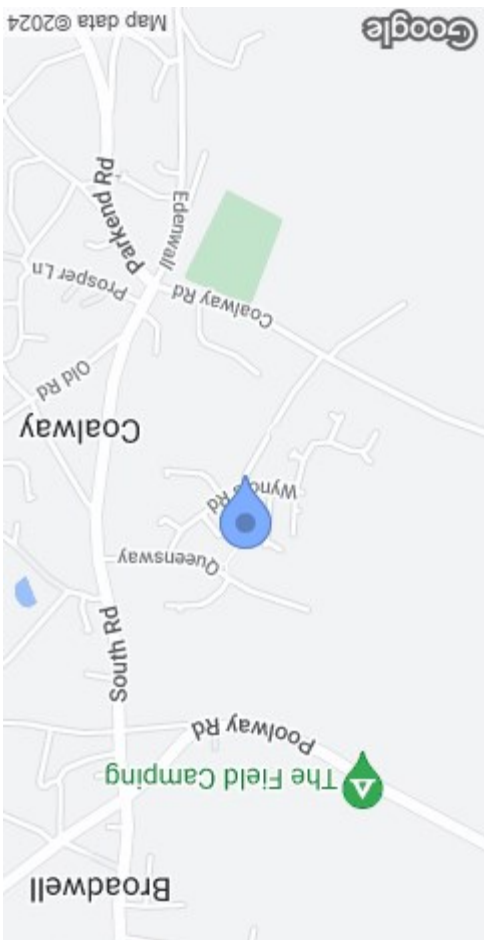


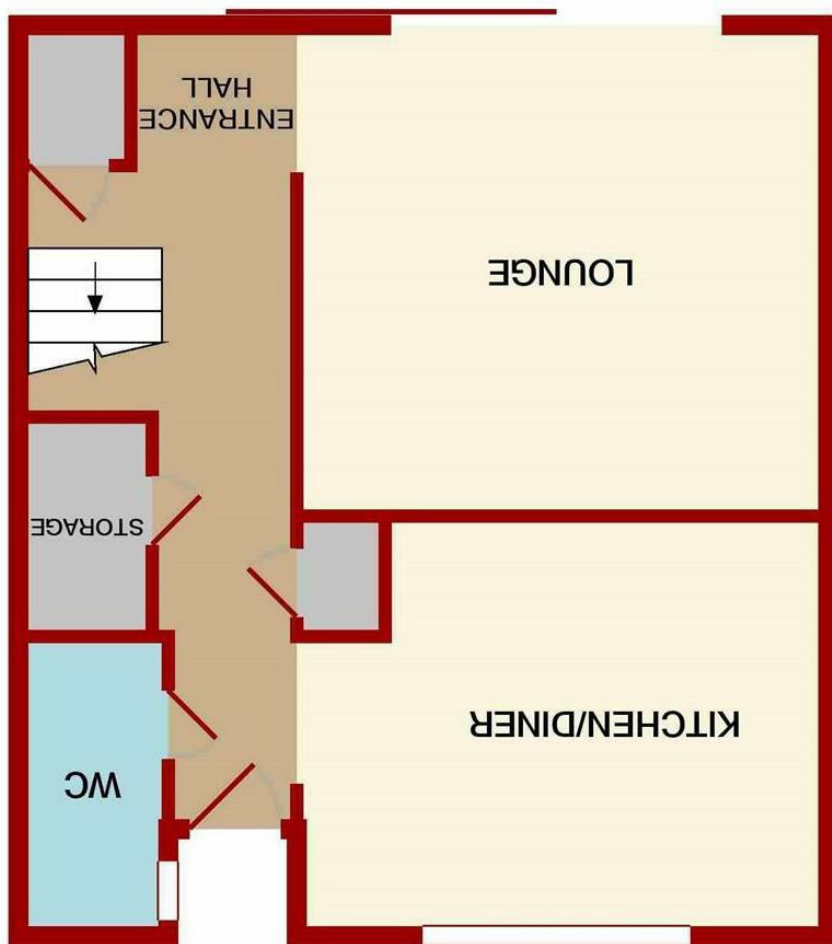


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 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: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



GROUND FLOOR



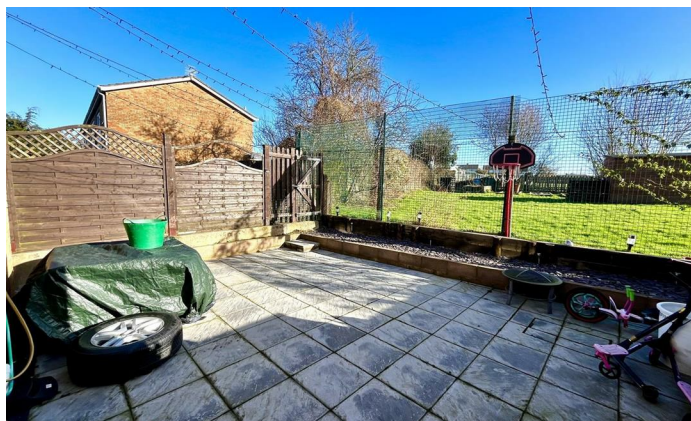
26 Holcot Road
 Coleford GL16 7HH

Offers Over £190,000

WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY benefitting from being NEWLY REFURBISHED INSIDE with LARGE KITCHEN/DINING SPACE, LOW MAINTAINENCE GARDENS, CLOSE PROXIMITY TO SCHOOLS and NO ONWARD CHAIN.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via partly glazed frosted door into:

ENTRANCE HALLWAY

Stairs to first floor landing, cupboard, radiator, power points, utility area with space for dryer, rear aspect UPVC frosted door into Garden. Cupboard space and downstairs loo, Door giving access into:

LOUNGE

13'11 x 11'7 (4.24m x 3.53m)

Front aspect patio sliding door giving access onto Front Garden, two upright modern radiators, power points, television points.

W.C

2'6 x 5'7 (0.76m x 1.70m)

Side aspect UPVC double glazed frosted window, close coupled W.C, sink with tap over, radiator.

KITCHEN/DINER

11'4 x 12'1 (3.45m x 3.68m)

Rear aspect UPVC double glazed window, range of wall, draw and base mounted units, space for dishwasher, space for washer machine, built in oven, built in hob, built in extractor fan, space for fridge/freezer, power points, strip lighting, plastic drainer unit with tap over, breakfast bar, radiator.

FROM ENTRANCE HALLWAY STAIRS GIVE ACCESS TO FIRST FLOOR LANDING.

FIRST FLOOR LANDING

Cupboard space, access to partially boarded loft space, door giving access to:

BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

Rear aspect UPVC double glazed frosted window, vanity wash hand basin unit with tap over, close coupled W.C, heated towel rail, panelled bath with taps and rainfall shower attachment over, extractor fan.

BEDROOM 1

11'8 x 10'7 (3.56m x 3.23m)

Rear aspect UPVC double glazed window, radiator, power points, cupboard space, built in sliding wardrobes.

BEDROOM 2

11'6 x 13'5 (3.51m x 4.09m)

Side and front aspect UPVC double glazed windows, radiator, power points.

BEDROOM 3

8'9 x 8'9 (2.67m x 2.67m)

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

OUTSIDE

Front of the property comprises of a laid to lawn area with pathway up to front door, surrounded by fencing and hedging.

Rear of the property has a large patio area, raised bed, storage shed with side aspect UPVC double glazed window, gate giving access to the rear of property with shared parking.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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, turn right at the traffic lights signposted Lydney/Chepstow. Turn left onto Lords Hill and continue along turning left at the crossroads. Turn left here and proceed along passing the convenience store on the left hand side. After a short distance take the next turning left into Queensway and follow the road along taking the first left hand turning. Continue along and turn left into Holcot Road where the property can be found on left 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)