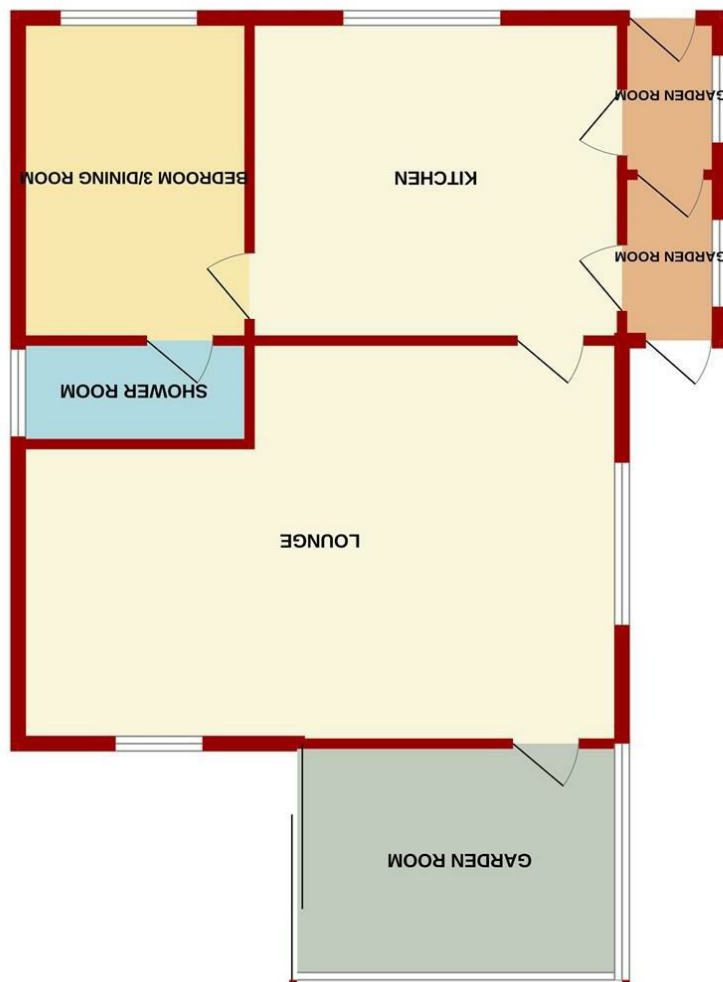
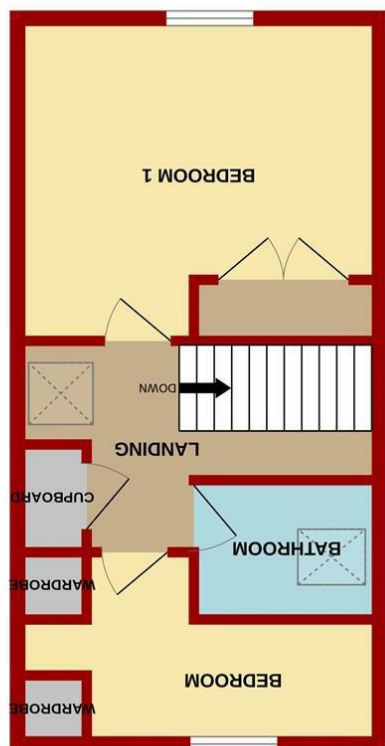
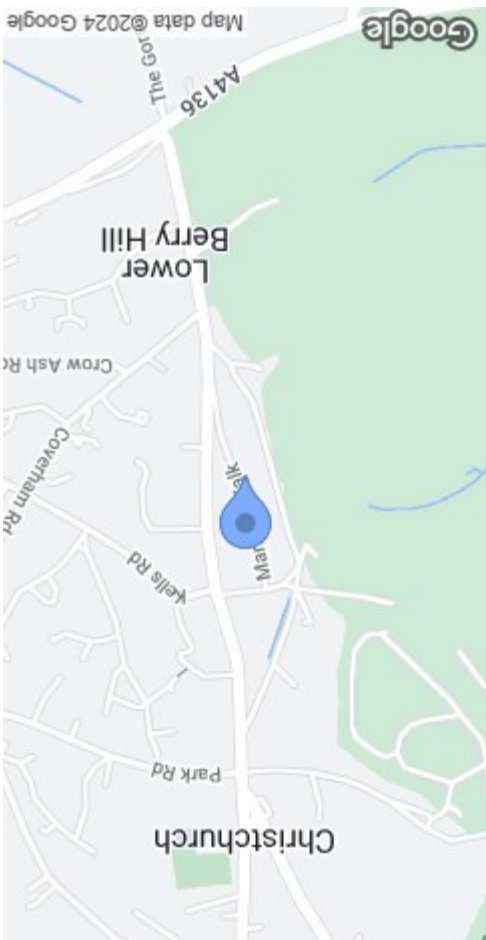




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



25 Marians Walk
 Coleford GL16 8QW

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£350,000

WELL PRESENTED TWO/THREE DETACHED BEDROOM PROPERTY IN THE POPULAR AREA OF MARIANS WALK, BERRY HILL, THE PROPERTY IS OCCUPYING LARGE GARDENS WITH POTENTIAL TO MODERNISE/IMPROVE FURTHER, LARGE DOWNSTAIRS LIVING SPACE AND BEING OFFERED WITH NO ONWARD CHAIN.

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.



Accessed via wooden partly glazed door into:

PORCH

3'8 x 9'6 (1.12m x 2.90m)

Side aspect single glazed window, wood panelling, UPVC roof, door giving access into:

GARDEN ROOM

3'8 x 12'3 (1.12m x 3.73m)

Side aspect single glazed windows, wood panelling, rear aspect wooden door giving access onto Garden, inverter for solar panels, lighting, plastic roof.

From the Porch a wooden partly glazed door gives access into:

KITCHEN

13'5 x 12'2 (4.09m x 3.71m)

Front aspect UPVC double glazed window, range of wall, draw and base mounted units, stainless steel single drainer unit with tap over, space for oven, space for fridge/freezer, space for washing machine, space for dishwasher, cupboard housing Logic combination boiler, built in extractor fan, radiator, alarm system, power points, strip lighting, door giving access into:

DINING ROOM/BEDROOM 3

8'8 x 12'4 (2.64m x 3.76m)

Front aspect UPVC double glazed window, upright modern radiator, power points, fuse box, door giving access into:

SHOWER ROOM

4'6 x 8'8 (1.37m x 2.64m)

Side aspect UPVC double glazed frosted window, close coupled WC, heated towel rail, sink with tap over, walk in shower with electric shower over.

From Kitchen sliding door give access into:

LOUNGE/DINING ROOM

15'3 x 22'11 (4.65m x 6.99m)

Side and rear aspect UPVC double glazed window, radiator, power points, wood burner, stairs to first floor landing, rear aspect sliding doors giving access into:

GARDEN ROOM

12'4 x 8'11 (3.76m x 2.72m)

Rear and side aspect UPVC double glazed windows, side aspect UPVC double glazed patio doors giving access out onto garden, power points, electric radiator, plastic roof.

FROM THE LOUNGE/DINING ROOM STAIRS GIVES ACCESS ONTO:

FIRST FLOOR LANDING

Side aspect single glazed wooden Velux window, cupboard space, eaves storage space, power points.

BEDROOM 1

12'1 x 13'8 (3.68m x 4.17m)

Front aspect UPVC double glazed window, wardrobe space, power points.

BATHROOM

5'3 x 7'0 (1.60m x 2.13m)

Side aspect wooden frosted Velux window, heated towel rail, panelled bath with taps and electric shower over, close coupled WC, sink with tap over.

BEDROOM 2

9'4 x 13'8 (2.84m x 4.17m)

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

OUTSIDE

To the front parking for two vehicles.

To the rear of the property: Covered seating area with steps down to a laid to lawn area and floral borders, several sheds with power & lighting, rear aspect gate giving access onto lane, surrounded by hedging and fencing.

SERVICES

Mains water, electricity, drainage and gas.

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 Office proceed to the traffic lights turning left signposted to Staunton. Continue along here taking the second turning right signposted to Berry Hill and The Gorse. Continue up to the crossroads and proceeding straight over them taking the first turning left in to Marians Lane. where the property can be found via our 'For Sale' board 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)

