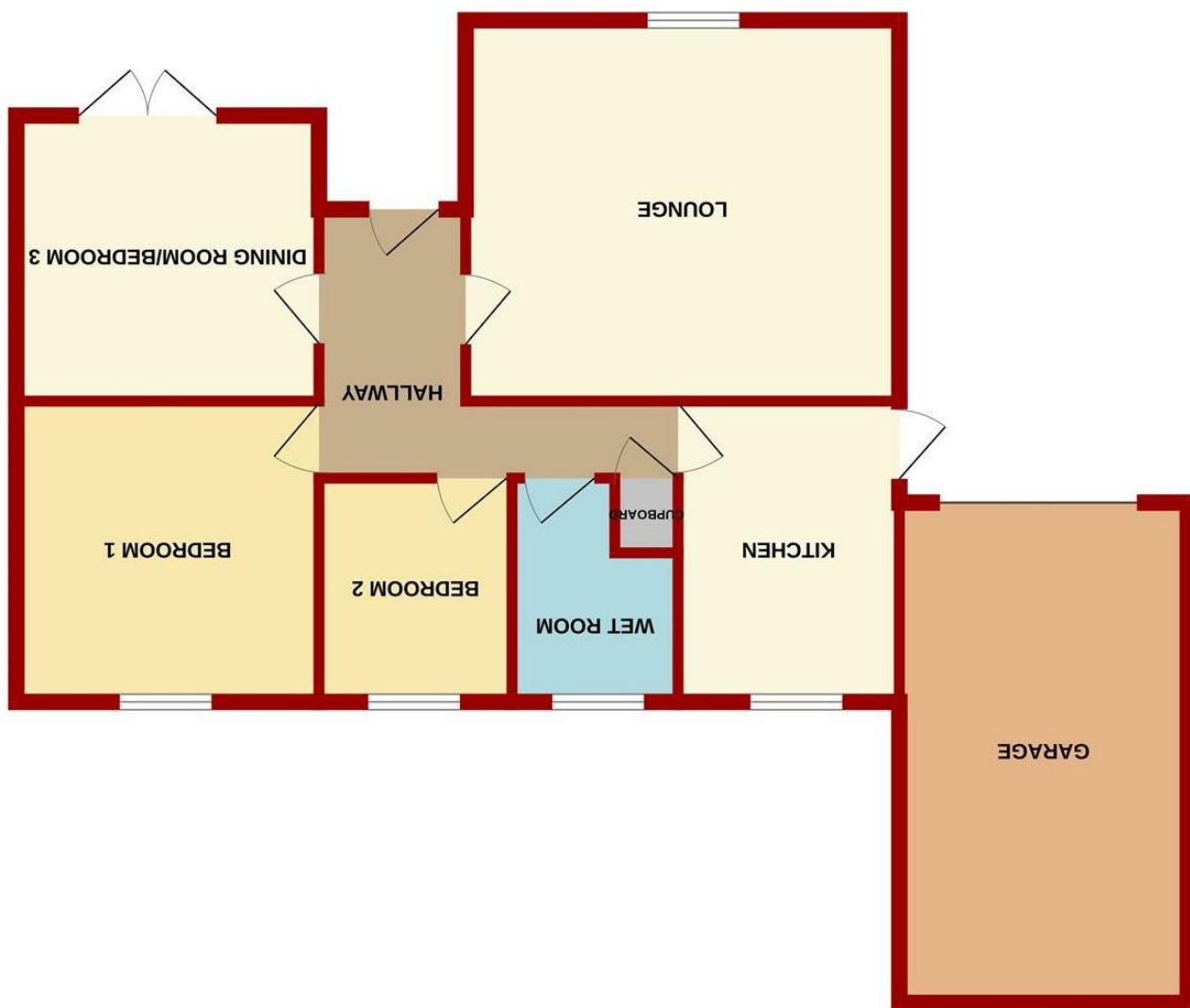
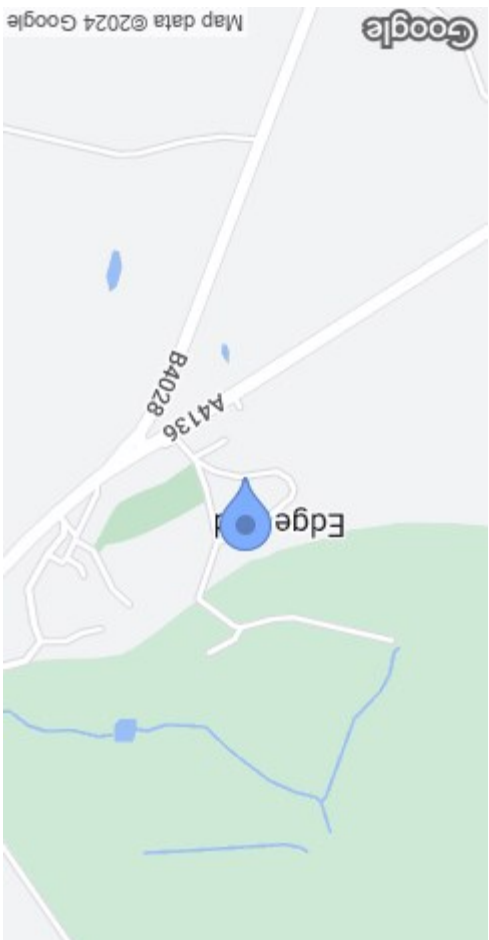




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	29-38	F	51-60
G	1-28	G	61-70



Halmar Brecon Way  
 Coleford GL16 7EW

**£299,950**

This two-bedroom detached bungalow is located in the desirable Edge End area. It features stunning countryside views overlooking the Malvern Hills, off-road parking, a garage, and potential for further modernization/improvement. It is being sold 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.



Property is accessed via UPVC partly glazed frosted door into:

**ENTRANCE HALLWAY**

Power points, airing cupboard space, radiator

**LOUNGE**

15'9 x 13'9 (4.80m x 4.19m)

Front aspect UPVC double glazed window, radiator, power points, feature fireplace with gas inset, television point.

**DINING ROOM/BEDROOM 3**

10'3 x 10'8 (3.12m x 3.25m)

Front aspect wooden partly glazed doors giving access onto Front Garden, radiator, powerpoints.

**BEDROOM 1**

9'11 x 10'11 (3.02m x 3.33m)

Rear aspect UPVC double glazed window, Radiator, power points.

**BEDROOM 2**

7'0 x 7'10 (2.13m x 2.39m)

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

**SHOWER ROOM**

5'11 x 8'0 (1.80m x 2.44m)

Rear aspect UPVC double glazed window, walk in shower

with Mira shower over, close coupled W.C., sink with tap over, extractor fan.

**KITCHEN**

7'10 x 10'11 (2.39m x 3.33m)

Rear aspect UPVC double glazed window, radiator, Worcester boiler, fuse box, range of wall, draw and base mounted units, plastic drainer unit with tap over, space for oven, power points, side aspect partly glazed frosted UPVC door giving access into Garage.

**OUTSIDE**

To the front of the property: various borders surrounded by walls and hedging, wooden gate.

To the rear of the property: patio decking area, terraced garden, steps leading up to a Greenhouse, laid to lawn area, surrounded by hedging.

**GARAGE**

10'4 x 17'11 (3.15m x 5.46m)

Power lighting, access via manual Up and Over door.

**SERVICES**

Mains water, electric, 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 town centre proceed to the traffic lights and continue straight over into Gloucester Road. Proceed along out of the town passing Forest Hill Golf Club, continue straight over the crossroads and proceed along for approximately 1.5 miles until reaching the T junction. Turn left then immediately right into Hoarthorn Road and proceed down the hill taking the first left hand turning where the property can be found on the 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)

