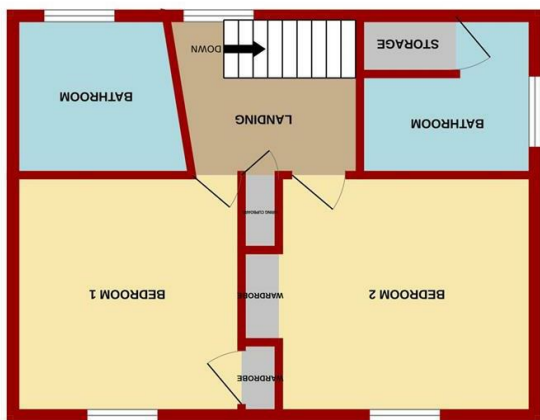
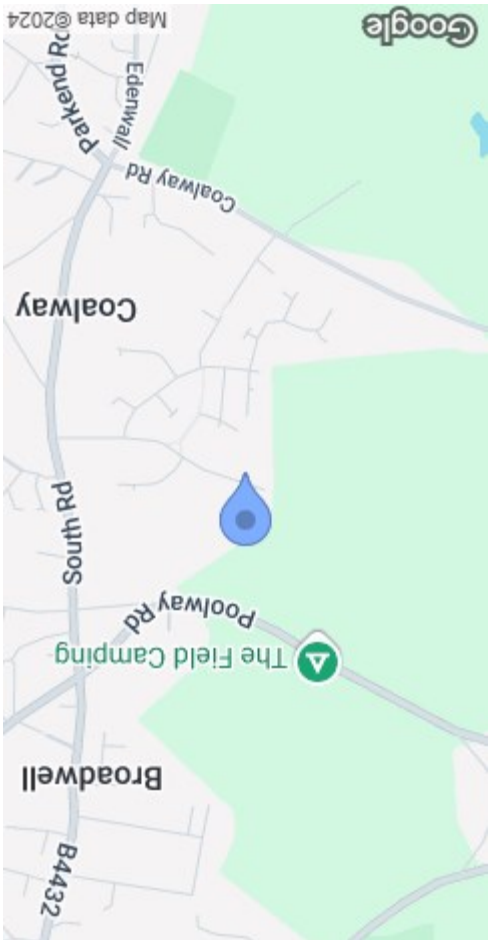




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



49 Queensway
 Coleford GL16 7JF

£230,000

TWO BEDROOM SEMI-DETACHED PROPERTY WITH LARGE OFF ROAD PARKING AREA, LARGE GARAGE, POTENTIAL TO MODERNISE/IMPROVE FURTHER, CLOSE ACCESS TO SCHOOLS AND BEING OFFERED WITH NO ONWARD CHAIN.

The village of Broadwell offers a number of amenities to include Shops, Dance School, Church and Football Club.

The neighbouring town of Coleford, approximately 1 mile away 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 UPVC door into:

PORCH

Front, side and rear aspect UPVC double glazed windows, plastic roof, wooden partly frosted door giving access into:

HALLWAY

Stairs to first floor landing, powerpoints, radiator

LOUNGE/DINER

11'3 x 20'6 (3.43m x 6.25m)

Side aspect UPVC double glazed window, radiators, power points, television point, gas fireplace with feature fireplace surround, rear aspect UPVC double glazed door giving access into:

CONSERVATORY

Rear and side aspect UPVC double glazed windows, side aspect UPVC double glazed double doors giving access out onto garden, plastic roof, power lighting.

KITCHEN

15'10 x 7'6 (4.83m x 2.29m)

Front aspect UPVC double glazed window, range of wall, draw and base mounted units, space for oven, built in extractor fan, plastic drainer unit with tap over, radiator, power points, under stair storage, strip lighting, opening giving access into:

INNER HALLWAY

4'5 x 7'11 (1.35m x 2.41m)

Side aspect UPVC double glazed frosted door giving access out onto Garden, power points, plumbing for washign machine, door giving access into

CLOAKROOM

4'0 x 4'2 (1.22m x 1.27m)

Close coupled WC, sink with tap over, backsi??? combination boiler, radiator.

FROM ENTRANCE HALLWAY STRAIRS GIVE ACCESS TO FIRST FLOOR LANDING

FIRST FLOOR LANDING

Front aspect UPVC double glazed window, airing cupboard space, access to loft space

BATHROOM

8'5 x 7'8 (2.57m x 2.34m)

Side aspect UPVC double glazed window, close coupled WC, walk in shower with mains shower over, sink with tap over, over stairs cupboard space, radiator, power point.

BEDROOM 1

11'6 x 10'11 (3.51m x 3.33m)

Rear aspect UPVC double glazed windows, double wardrobe space, power points, television points, door giving access to:

EN-SUITE

10'0 x 5'11 (3.05m x 1.80m)

Front aspect UPVC double glazed frosted window, radiator, close coupled WC, sink with tap over, corner panelled bath.

BEDROOM 2

12'0 x 10'1 (3.66m x 3.07m)

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

OUTSIDE

To the front: off road parking for several cars accessed via iron gates, laid to lawn area surrounded by fencing.

To the rear: laid to lawn area, pathway giving access to lower borders, several outbuildings with power lighting, shed, surrounded by fencing.

GARAGE

Found to the rear of the property, power lighting, storage space

SERVICES

Mains water, electric, 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 until reaching the crossroads. Turn left here and proceed along passing the 'Spar' store on the left hand side. After a short distance take the next turning left into Queensway where the property can be found along on the 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)

AWAITING VENDOR APPROVAL

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

