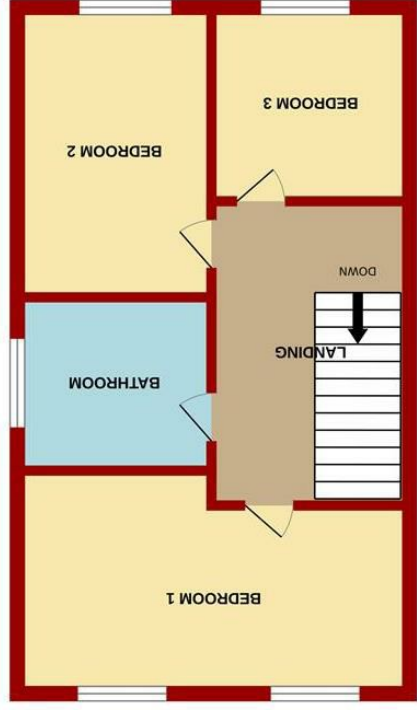


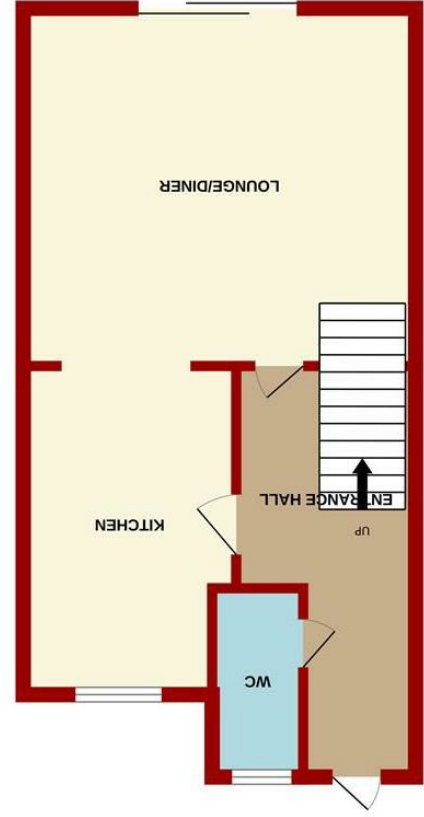


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
<p>Energy Efficiency Rating: 78</p>	<p>Environmental Impact (CO₂) Rating: 90</p>



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Mapbox ©2024



Hunters Gate Forest Road
 Milkwall, Coleford GL16 7LB



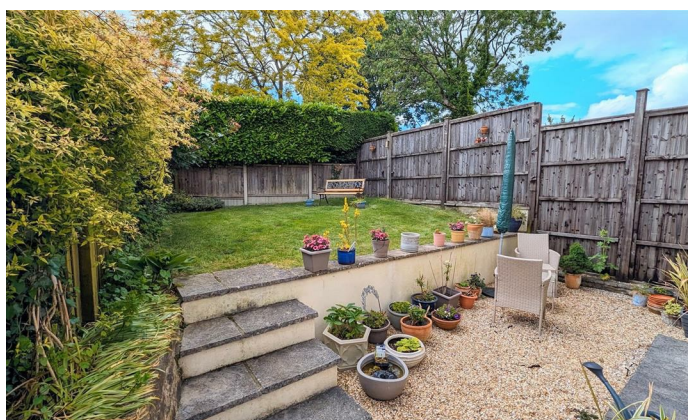
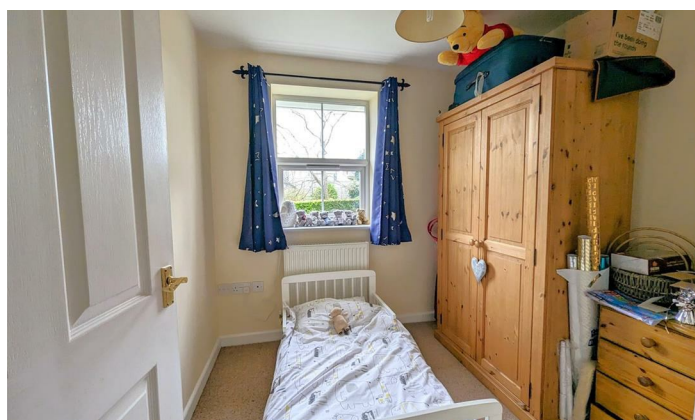
STEVE GOOCH
 ESTATE AGENTS | EST 1985

£250,000

A WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY, BENEFITTING FROM GROUND FLOOR UNDERFLOOR HEATING, OFF ROAD PARKING AND ENCLOSED GARDENS. LOCATED IN A POPULAR VILLAGE LOCATION WITH CLOSE PROXIMITY TO SHOPS AND PUB.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and Football Club.

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



Property is accessed via a partly double glazed UPVC frosted door into:

ENTRANCE HALL

Power points, door into

CLOAKROOM

Pedestal wash hand basin with tiled splashback, low level W.C, front aspect double glazed UPVC windows.

KITCHEN

12'7 x 8'2 (3.84m x 2.49m)

Range of base draw and wall mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap above, integrated oven with four ring electric hob above, integrated extractor fan, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, wall mounted gas fired combi boiler, front aspect double glazed UPVC window, inset ceiling spotlights, an opening leading into:

LOUNGE DINER

14'11 x 13'7 (4.55m x 4.14m)

Feature fireplace with inset gas fire, power points, television points, space for dining table and chairs, door leading to hallway, rear aspect double glazed UPVC double doors opening out onto the Rear Garden.

FROM THE ENTRANCE HALL STAIRS LEAD UP TO FIRST FLOOR LANDING.

FIRST FLOOR LANDING

Radiator, power points, access to partly boarded loft space via ladder.

BEDROOM 1

14'11 x 7'1 (4.55m x 2.16m)

Radiator, power points, television point, two front aspect double glazed UPVC windows.

BEDROOM 2

10'11 x 6'10 (3.33m x 2.08m)

Radiator, power points, television point, rear aspect double glazed UPVC window.

BEDROOM 3

7'7 x 7'5 (2.31m x 2.26m)

Radiator, power points, television point, rear aspect double glazed UPVC window.

BATHROOM

White tiled bath with shower over enclosed by tiling, W.C, pedestal wash hand basin, heated towel rail, side aspect double glazed UPVC frosted window.

OUTSIDE

Property is accessed to the front via a wrought iron gate into the front garden, which is enclosed by a stone walling, with a lawned area and gravelled pathway leading to the front door.

The front garden opens to the side of the house leading to the rear garden which is split over two levels. The lower section comprises of a stone chippings seating area with steps up to the laid to lawn higher section enclosed by fencing.

To the rear of the property there is a private carpark providing off road parking.

SERVICES

Mains water, electric, drainage and gas.

WATER RATES

Severn Trent. The water is metered.

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, turn right at the traffic lights signposted Lydney/Chepstow. Continue along until reaching the next set of traffic lights and turn left onto Tufthorn Avenue. Continue along the road past the pub and the post office and take the first turning on the left, where the property can be found on your 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)