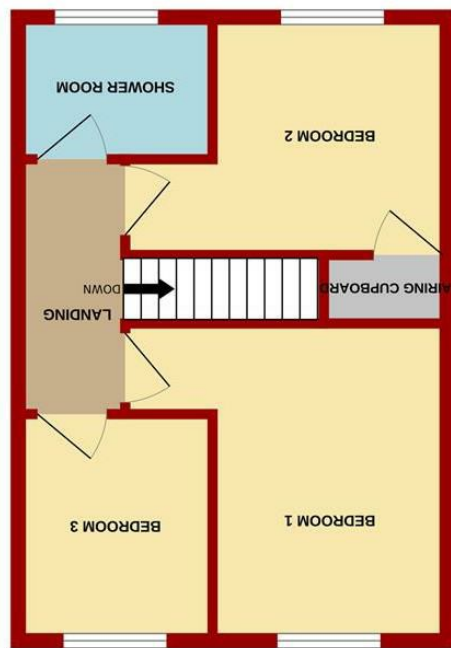
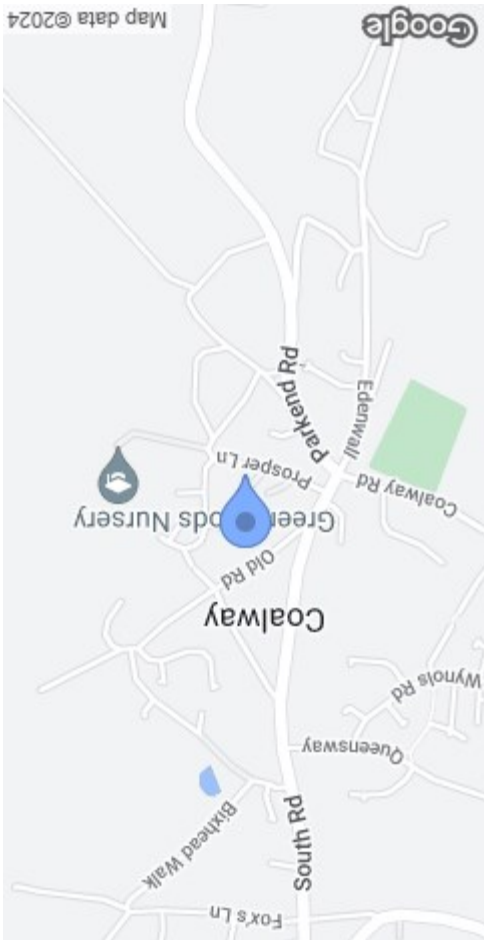




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 49-54 F: 35-48 G: 1-34	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Meeqix ©2023



15 Prosper Lane
 Coalway, Coleford GL16 7JW

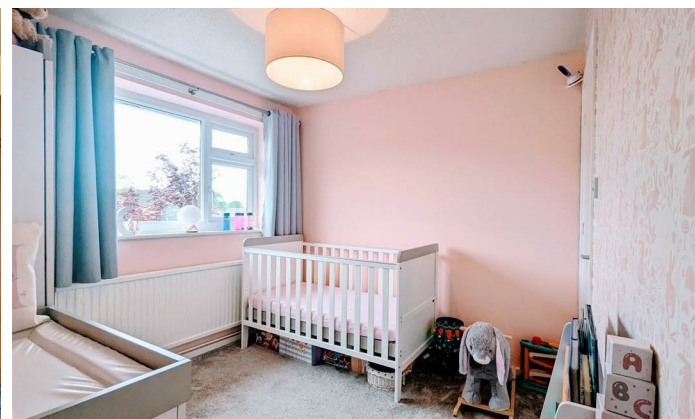
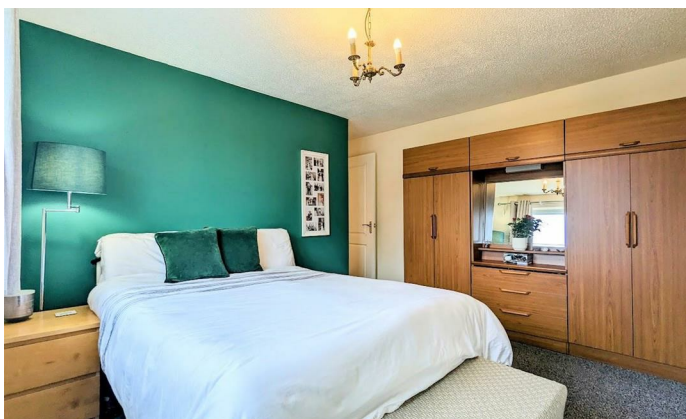
STEVE GOOCH
 ESTATE AGENTS | EST 1985

£265,000

THREE BEDROOM SEMI-DETACHED HOUSE SITUATED CLOSE TO WOODLAND WALKS IN THE POPULAR VILLAGE OF COALWAY. THIS PROPERTY ENJOYS SPACIOUS ACCOMMODATION, OFF ROAD PARKING, ENCLOSED GARDENS AND IS WITHIN WALKING DISTANCE OF ALL LOCAL AMENITIES.

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.



ENTRANCE PORCH

Accessed via partly glazed UPVC door, rear door leading to garden, side aspect frosted window. Door into:

ENTRANCE HALLWAY

Stairs to first floor landing, radiator, power point, door into:

LOUNGE

16'4 x 12'0 (4.98m x 3.66m)

Rear aspect patio doors leading to garden, feature fireplace with electric fire inset, radiator, power points.

KITCHEN

10'10 x 8'01 (3.30m x 2.46m)

Front aspect UPVC double glazed window, valiant gas fired central heating boiler, space for washing machine, built in oven, hob and extractor fan, space for fridge/freezer, a range of fitted wall and base units, sink unit with taps over. Opening into:

DINING ROOM

12'11 x 7'7 (3.94m x 2.31m)

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

W.C.

4'11 x 2'07 (1.50m x 0.79m)

Close coupled W.C.

STAIRS LEAD TO FIRST FLOOR LANDING:

LANDING

Power points, access to loft space, Door into:

BEDROOM 1

12'10 x 12'04 (3.91m x 3.76m)

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

BEDROOM 2

12'09 x 8'02 (max) (3.89m x 2.49m (max))

Front aspect UPVC double glazed window, power points, radiator, door into airing cupboard.

BEDROOM 3

9'07 x 6'6 (2.92m x 1.98m)

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

BATHROOM

7'00 x 6'02 (2.13m x 1.88m)

Front aspect UPVC double glazed frosted window, walk in shower with Mira Shower over, vanity wash hand basin unit, close coupled W.C., radiator.

OUTSIDE

The front of the property offers off road parking, with various borders. The rear garden has a patio/seating area, steps up to a lawned area, enclosed by fencing surround.

SERVICES

Mains gas, electricity, water and drainage.

WATER RATES

TBC

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 our Coleford office turn right at the traffic lights signposted Lydney/Chepstow, proceed along for a short distance turning left into Lords Hill. Continue until you reach Coalway School taking the next left past the Eski Market, then taking an immediate right, continue along here where you will see the property 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)

AWAITING VENDOR APPROVAL

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

