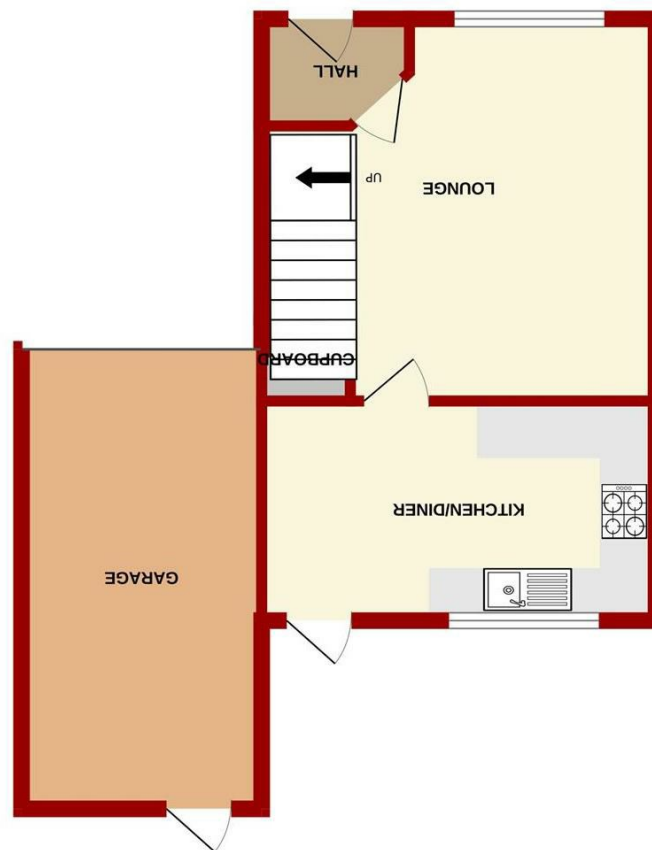
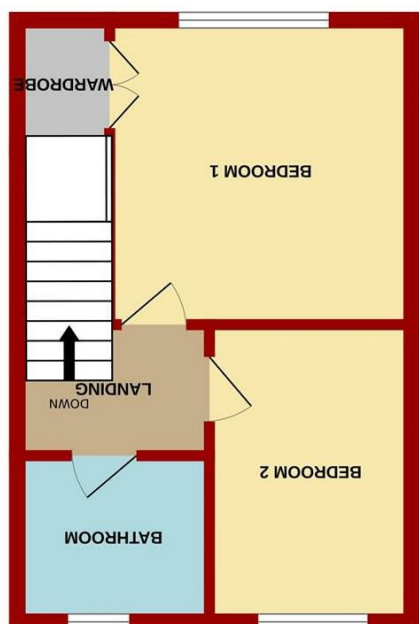




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be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



**2 Speedwell**  
 Mile End, Coleford GL16 7NJ



**£205,000**

A WELL PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY IN THE POPULAR AREA OF MILE END. PROPERTY IS OCCUPYING A VERY LARGE GARDEN TO REAR, A SINGLE GARAGE, NICELY PRESENTED INSIDE WITH TWO DOUBLE BEDROOMS AND OFF ROAD PARKING.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is 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 with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



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

**ENTRANCE HALLWAY**

5'5 x 3'10 (1.65m x 1.17m)

Radiator, partly glazed frosted wooden door into:

**LOUNGE**

11'1 x 13'6 (3.38m x 4.11m)

Front aspect UPVC double glazed window, radiator, power points, television points, stairs to First Floor Landing.

**KITCHEN**

9'1 x 13'10 (2.77m x 4.22m)

Rear aspect UPVC double glazed partly glazed door onto Rear Garden, rear aspect UPVC double glazed window, a range of wall, draw and base mounted units, stainless steel one and a half single drainer unit with tap over, built in oven, built in gas hob, built in extractor fan, power points, Vaillant boiler, understairs storage space, radiator.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS TO THE FIRST FLOOR LANDING.

**FIRST FLOOR LANDING**

Loft access space, radiator, power point.

**BATHROOM**

6'6 x 5'6 (1.98m x 1.68m)

Rear aspect UPVC double glazed frosted window, radiator, power points, close coupled W.C, vanity wash hand basin unit with tap over, panelled bath with Mira electric shower over.

**BEDROOM 2**

10'6 x 7'1 (3.20m x 2.16m)

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

**BEDROOM 1**

10'10 x 10'3 (3.30m x 3.12m)

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

**OUTSIDE**

To the front of the property: Parking for two vehicles, access to Garage.

To the rear of the property: Mostly laid to lawn with a patio area surrounded by fencing.

**GARAGE**

8'4 x 16'8 (2.54m x 5.08m)

Access via a manual Up and Over door, power and lighting, storage space above.

**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 town centre proceed to the traffic lights and continue straight over into Gloucester Road, follow the road along passing the shops on the left hand side and continue out of town. Proceed along this road up the hill passing Forest Hills Golf Club on the left. At the crossroads proceed straight over and take the second right hand turning into Cedar Way. Proceed over the cattle grid and follow the road along bearing left where the property can be located 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.

