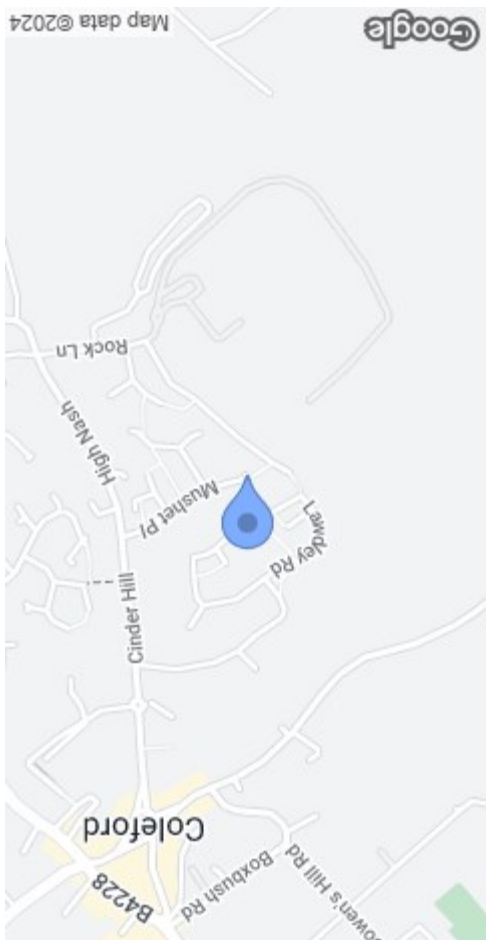




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (10-49) Green B (50-99) Yellow C (100-149) Orange D (150-199) Red-Orange E (200-249) Red F (250-299) Dark Red G (300+) Black



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Measure 02/23



29 Mushet Place  
 Coleford GL16 8HS

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£335,000**

THREE BEDROOM DETACHED BUNGALOW THAT HAS BEEN RECENTLY REFURBISHED TO A HIGH STANDARD ENJOYING AMPLE OFF ROAD PARKING, GARAGE, ENCLOSED GARDENS AND BEING WITHIN WALKING DISTANCE OF THE COLEFORD TOWN CENTRE AND ALL AMENITIES.

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, Bank, 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.



The property is accessed via a upvc double glazed door into:

**ENTRANCE HALLWAY**

Radiator, power points, access to loft space, Door into:

**KITCHEN**

9'11 x 7'02 (3.02m x 2.18m)

Range of fitted wall, base and drawer mounted units, built in oven with four ring gas hob and cooker hood above, space for fridge freezer, space for washing machine, stainless steel single drainer sink unit with hot and cold taps over, power points, partly tiled walls, side aspect upvc double glazed window.

**LOUNGE**

14'10 x 10'00 (4.52m x 3.05m)

Radiator, power points, TV point, telephone point, front aspect upvc double glazed bay window.

**BEDROOM 1**

10'00 x 10'07 (3.05m x 3.23m)

Power points, radiator, upvc double glazed doors into:

**CONSERVATORY**

12'03 x 10'06 (3.73m x 3.20m)

Power points, radiator, rear aspect upvc double glazed French doors.

**BEDROOM 2**

8'10 x 10'11 (2.69m x 3.33m)

Power points, radiator, rear aspect double glazed window.

**BEDROOM 3**

8'10 x 10'05 (2.69m x 3.18m)

Power points, radiator, front aspect upvc double glazed window.

**SHOWER ROOM**

Shower cubicle with mains shower attachment, close coupled W.C, vanity wash hand basin, wall mounted heated towel rail, tiled walls, side aspect double glazed window.

**OUTSIDE**

To the front of the property, ample off road parking leads to a garage which is accessed via an up and over door. Front lawned area and path to the front door. The rear garden is laid to patio and lawn, with various borders.

**SERVICES**

Mains gas, mains electric, mains drainage, mains water.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

**TENURE**

Freehold.

**VIEWINGS**

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 the Coleford office turn left on the high street, continue over the mini roundabout taking the second turning right into Mushet Place, continue on the road 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)

**AWAITING VENDOR APPROVAL**

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

