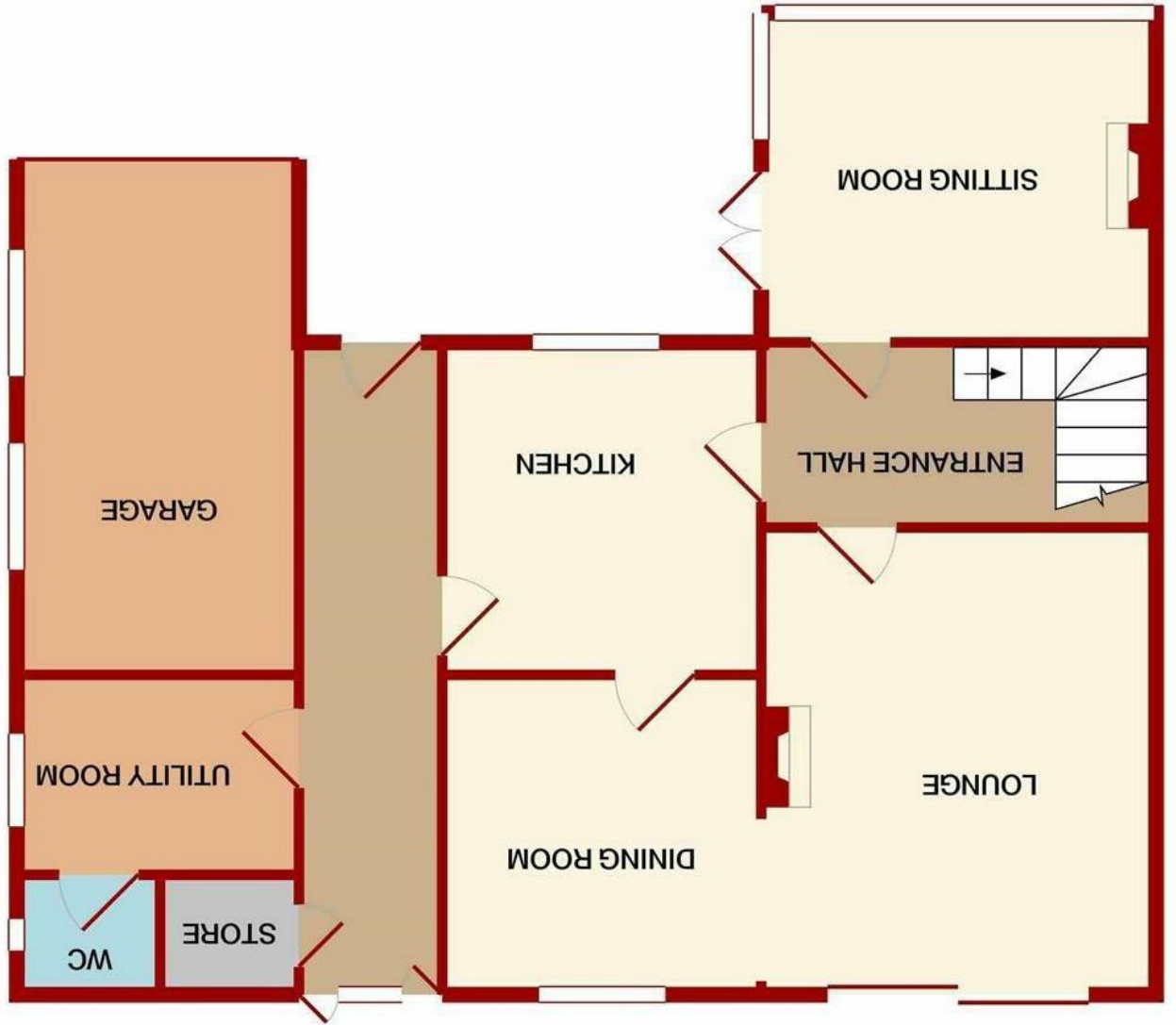
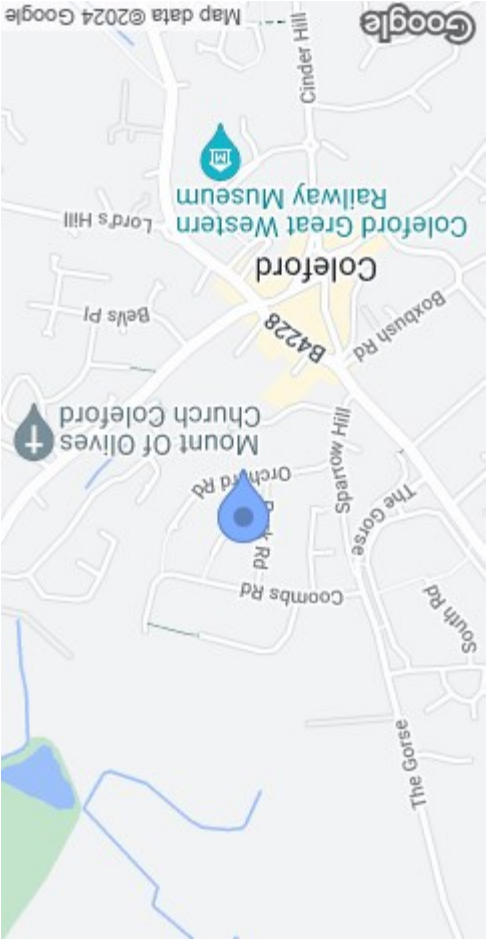




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Very Good (new energy class)	A
Good (new energy class)	B
Fair (new energy class)	C
Fairly Poor (new energy class)	D
Poor (new energy class)	E
Very Poor (new energy class)	F
Very Poor (new energy class)	G

Environmental Impact (CO ₂) Rating	
Very Good (new energy class)	A
Good (new energy class)	B
Fair (new energy class)	C
Fairly Poor (new energy class)	D
Poor (new energy class)	E
Very Poor (new energy class)	F
Very Poor (new energy class)	G



16 Orchard Road
 Coleford GL16 8AU

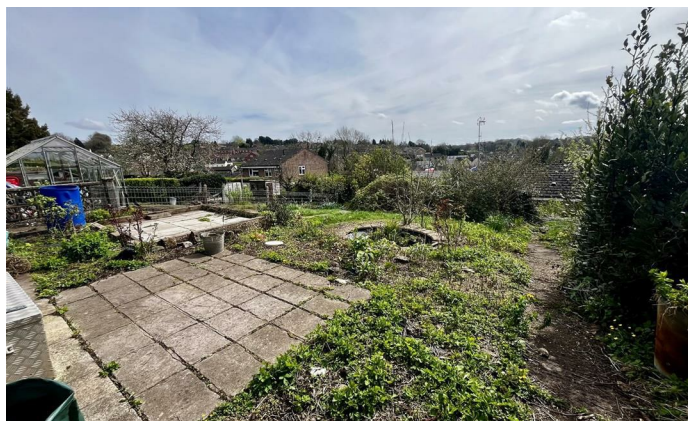
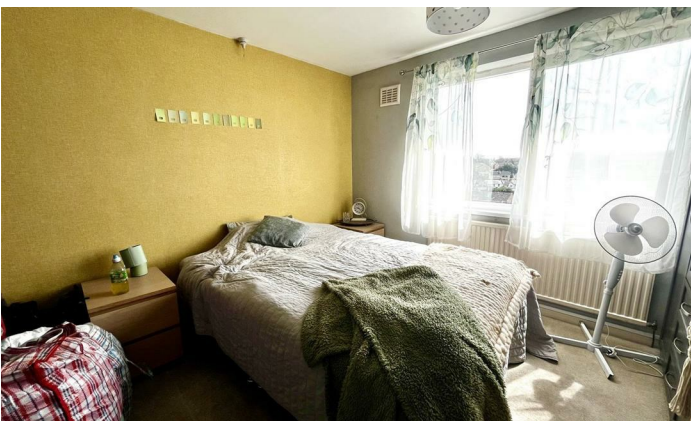


STEVE GOOCH
 ESTATE AGENTS | EST 1985

£275,000

Situated on the popular Coombs Park Estate, this three/four bedroom semi-detached house boasts a spacious living area, large gardens, off-road parking, and a garage, with easy access to Coleford Town Centre. The property is also being sold as no onward chain.

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.



The property is accessed via double glazed upvc door into:

ENTRANCE PORCH/LOBBY

Door to outside utility room, storage cupboard with shelving, rear aspect double glazed door leading out to the garden.

UTILITY ROOM

Power points, Belfast sink unit, side aspect single glazed window. Door into:

CLOAKROOM

Close coupled W.C, side aspect window.

KITCHEN

12'01 x 9'09 (3.68m x 2.97m)

Range of fitted wall, base and drawer mounted units, built in dishwasher, space for fridge freezer, space for cooker, gas fired central heating boiler, power points, electrical consumer unit, front aspect UPVC double glazed window. Door into:

DINING ROOM

9'10 x 8'01 (3.00m x 2.46m)

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

LOUNGE

16'00 x 12'00 (4.88m x 3.66m)

Feature fireplace with tiled surround, power points, radiator, rear aspect UPVC double glazed window. Patio doors leading out to the garden.

INNER HALLWAY

Stairs lead to the first floor, radiator. Door into:

SITTING ROOM

10'06 x 9'01 (3.20m x 2.77m)

Radiator, power points, telephone point, front and side aspect UPVC double glazed window. Side aspect door.

FROM THE INNER HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Access to loft space, power points, airing cupboard housing the hot water tank and shelving, front aspect double glazed frosted window. Door into:

BEDROOM 1

9'09 x 11'05 (2.97m x 3.48m)

Radiator, power points, extensive range of wardrobes with hanging rail and shelving options, rear aspect double glazed overlooking the garden.

BEDROOM 2

9'10 x 11'05 (3.00m x 3.48m)

Radiator, power points, fitted wardrobe, rear aspect double glazed window.

BEDROOM 3

9'11 x 8'11 (3.02m x 2.72m)

Currently a shower room with a shower cubicle with mains shower attachment with tiled surrounds, radiator, power points, front aspect double glazed window.

BATHROOM

Panelled bath with shower attachment over, pedestal wash hand basin, close coupled W.C, front aspect UPVC double glazed frosted window.

OUTSIDE

To the front of the property you can find off road parking which in turn leads to the garage. The garage is accessed via an up and over door.

The rear of the property is mostly laid to lawn having a variety of mature shrubs, trees and bushes. The garden also has a patio/seating area which is enclosed by fencing and walling surround.

SERVICES

Mains water, electric, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band:
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 the Coleford office proceed to traffic lights turning left, take the first right onto Sparrow Hill take the second right onto Orchard Road where the property can be found on the right 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)

