



Windrush Union Road  
Coleford GL16 7QB



STEVE GOOCH  
ESTATE AGENTS | EST 1985



**£475,000**

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED PROPERTY IN THE HIGHLY SOUGHT AFTER AREA OF UNION ROAD. THE PROPERTY IS OCCUPYING THREE LARGE DOUBLE BEDROOMS, GENEROUS PARKING AREA, LARGE KITCHEN/DINER, GLORIOUS VIEWS OVER FAR REACHING COUNTRYSIDE TO FRONT AND BEAUTIFUL VIEWS OVER OPEN FIELDS TO REAR.

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, 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.







Property is accessed via a partly glazed door into:

#### **PORCH**

5'6 x 7'0 (1.68m x 2.13m)

Front aspect UPVC double glazed frosted window, rear aspect UPVC double glazed window, doorway gives access into:

#### **ENTRANCE HALLWAY**

Radiator, under stairs storage, stairs to first floor landing, power points.

#### **RECEPTION ROOM**

14'7 x 12'9 (4.45m x 3.89m)

Rear aspect UPVC double glazed sliding door giving access out onto rear garden, red brick stone feature fireplace with inset, radiator, power points.

#### **LOUNGE**

16'3 x 12'3 (4.95m x 3.73m)

Front aspect UPVC double glazed sliding door giving access onto front garden, power points, radiator, working fireplace, television points, wooden partly glazed double doors give access into:

#### **DINING ROOM/OFFICE**

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

From the entrance hallway a door gives access to:

#### **KITCHEN/DINER**

13'5 x 20'1 (4.09m x 6.12m)

Side aspect UPVC double glazed window, rear aspect UPVC double glazed window, side aspect UPVC partly glazed frosted door giving access onto garden, range of wall, draw and base mounted units, space for washing machine, space for fridge/freezer, space for freestanding oven, composite one and a half bowl drainer unit with tap over, inset ceiling spotlights, downlights, power points.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS TO:

#### **FIRST FLOOR LANDING**

Radiator, airing cupboard space housing hot water tank, loft access space, power points.

#### **BEDROOM 4**

10'5 x 8'5 (3.18m x 2.57m)

Side aspect UPVC double glazed window, radiator, wardrobe space, power points.

#### **BEDROOM 2**

14'4 x 10'8 (4.37m x 3.25m)

Front aspect UPVC double glazed window with glorious views over far reaching countryside, radiator, built in wardrobe space, power points.

#### **BEDROOM 3**

9'10 x 13'10 (3.00m x 4.22m)

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

#### **BATHROOM**

8'10 x 6'3 (2.69m x 1.91m)

Side aspect UPVC double glazed frosted window, heated towel rail, panelled bath with rainfall shower and bath taps over, vanity wash hand basin unit with tap over, close coupled W.C, inset ceiling spotlights.

#### **SHOWER ROOM**

9'11 x 5'8 (3.02m x 1.73m)

Rear aspect UPVC double glazed frosted window, side aspect UPVC double glazed frosted window, radiator, sink with taps over, close coupled W.C, walk in shower with Mira electric shower over, inset ceiling spotlights.

#### **BEDROOM 1**

14'8 x 12'10 (4.47m x 3.91m)

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

#### **OUTSIDE**

To the front of the property there is parking for several cars, a laid to lawn section with patio seating area, manageable garden with various floral borders, surrounded by fencing and hedging.

To the rear of the property there is a patio area, a shed, oil tank, steps lead up to a stone chippings patio area, summer house, laid to lawn area with wall surround, a doorway gives access into:

#### **GARAGE**

9'6 x 16'5 (2.90m x 5.00m)

Accessed via manual up and over door, separate fuse box, rear aspect aluminium double glazed window, power points, lighting.

#### **SERVICES**

Oil, electricity, water and mains drainage.

#### **WATER RATES**

TBC

#### **LOCAL AUTHORITY**

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

#### **TENURE**

Freehold

#### **VIEWING**

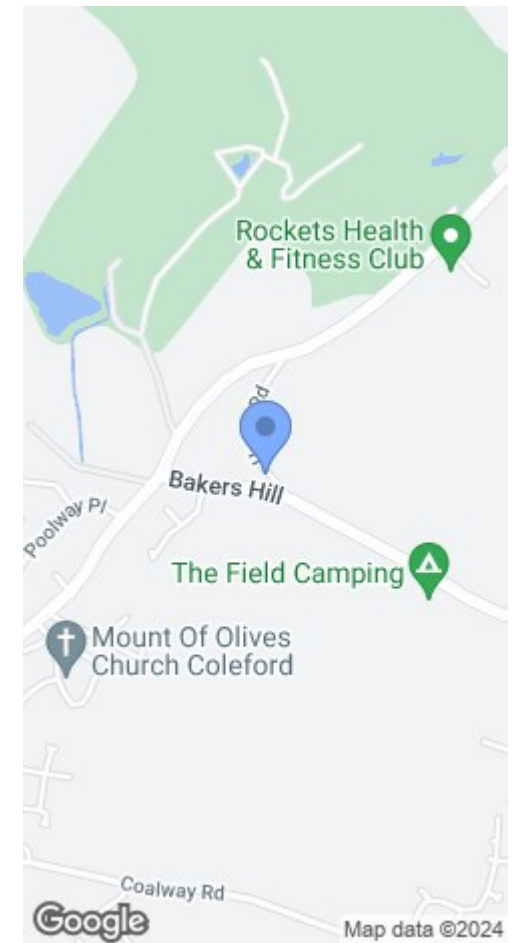
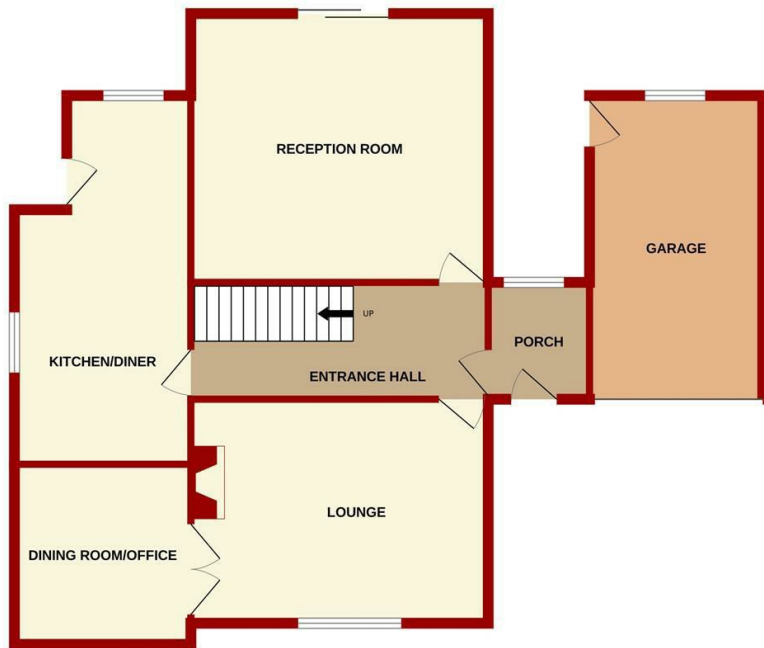
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From the Coleford office proceed to the traffic lights and continue straight over onto Gloucester Road, proceed along taking the turning right onto Bakers Hill then turning left onto Union Road. Continue along 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)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(81-91) A			
(89-91) B				(69-80) B			
(85-88) C				(55-68) C			
(82-84) D				(39-54) D			
(79-81) E				(21-38) E			
(76-78) F				(1-20) F			
(73-75) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		64	78				

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.



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