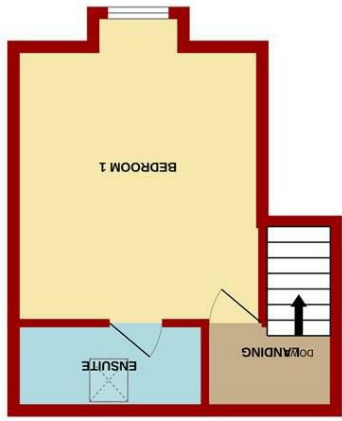
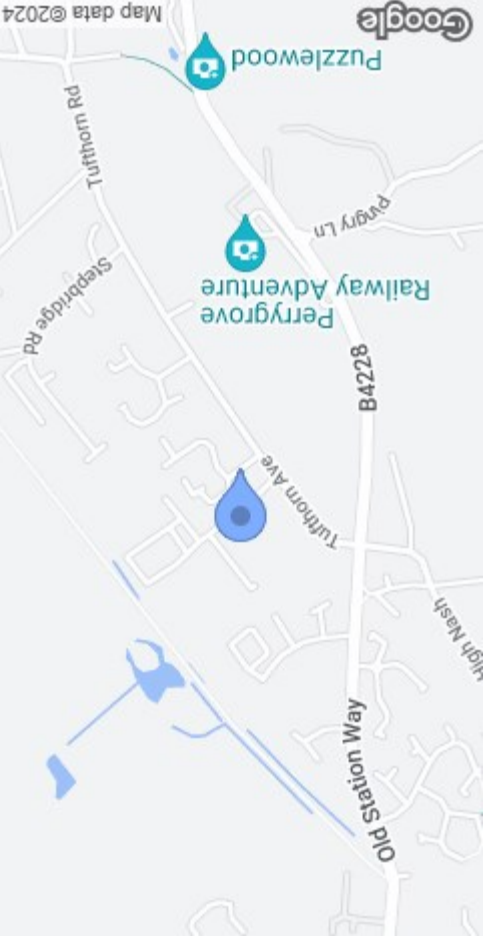


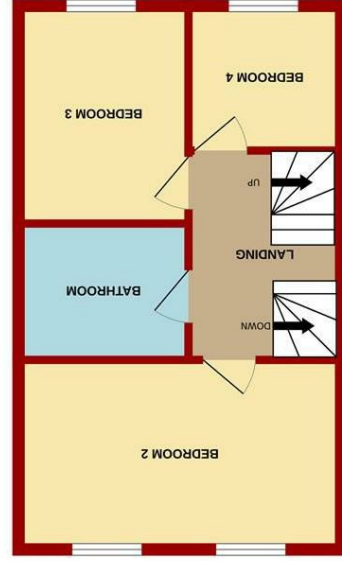


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

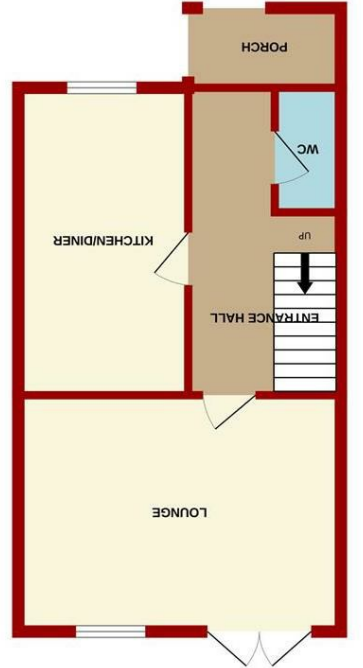
England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



2ND FLOOR



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



20 St Hilaire Avenue
 Coleford GL16 8FJ

40% Shared ownership

£96,000

A 40% SHARE OF THIS FOUR BEDROOM SEMI DETACHED HOUSE WITH POSSIBLE OPPORTUNITY TO STAIRCASE UP AND PURCHASE FURTHER SHARES IN THE FUTURE. FOUR BEDROOMS, MASTER BEDROOM WITH EN SUITE, LANDSCAPED REAR GARDEN, OFF ROAD PARKING AND EXTREMELY WELL PRESENTED THROUGHOUT, IDEAL FOR FIRST TIME BUYERS.

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 UPVC double glazed door into:

ENTRANCE HALL

Radiator, power points.

CLOAKROOM

2'9 x 6'6 (0.84m x 1.98m)

W.C., wall mounted wash hand basin.

KITCHEN/DINER

8'1 x 14'7 (2.46m x 4.45m)

Range of base, wall and draw mounted units, rolled edge worktops, integrated appliances to include fridge freezer, oven with four ring electric hob, tiled splashback and extractor fan above, one and a half bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space and plumbing for dishwasher, power points, appliance points, space for table and chairs, front aspect double glazed UPVC window.

LOUNGE

15'4 x 11'3 (4.67m x 3.43m)

Power points, television points, radiator, rear aspect double glazed UPVC window, rear aspect double glazed UPVC doors out onto rear garden.

FROM THE ENTRANCE HALL STAIRS LEAD UP TO FIRST FLOOR LANDING.

FIRST FLOOR LANDING

BEDROOM 2

15'4 x 9'0 (4.67m x 2.74m)

Radiator, power points, two rear aspect double glazed UPVC windows.

BEDROOM 3

8'5 x 10'0 (2.57m x 3.05m)

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

BEDROOM 4

6'7 x 6'6 (2.01m x 1.98m)

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

FAMILY BATHROOM

8'5 x 6'5 (2.57m x 1.96m)

White suite comprising of panelled bath with shower over, pedestal wash hand basin with tiled splashback, low level W.C., heated towel rail, part tiled walls.

FROM THE FIRST FLOOR LANDING STAIRS LEAD UP TO SECOND FLOOR LANDING.

SECOND FLOOR LANDING

A doorway gives access into:

BEDROOM 1

11'10 x 10'3 (3.61m x 3.12m)

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

EN SUITE

5'7 x 8'5 (1.70m x 2.57m)

Corner shower unit enclosed by tiling, low level W.C., pedestal wash hand basin, heated towel rail, Velux roof light.

OUTSIDE

To the front of the property there is off road parking for one car, a bin store and pathway leading to a covered porch over the front door.

A path leads around the side of the property to gated rear access into the recently landscaped rear garden comprising of a large patioed seating area with pergola above, railway sleepers with raised beds, steps leading up to a laid to lawn garden and garden shed.

AGENTS NOTES

Rent for the remaining 60% property share is charged at £400.54 monthly.

There is an annual service charge of £171.00

SERVICES

Mains water, electric and drainage, septic tank.

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

Leasehold.

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 turn right signposted Lydney/Chepstow, continue along passing the petrol station on the left hand side and turn left at the next set of traffic lights into Tuffthorn Avenue. Proceed along taking the next left in to St Hilaire Avenue, follow the road around to the right hand side where the property can be found.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)