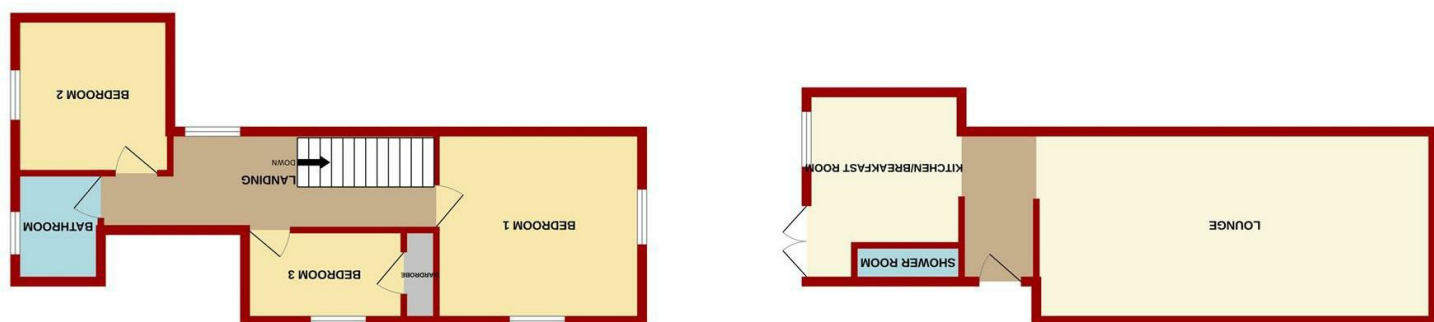
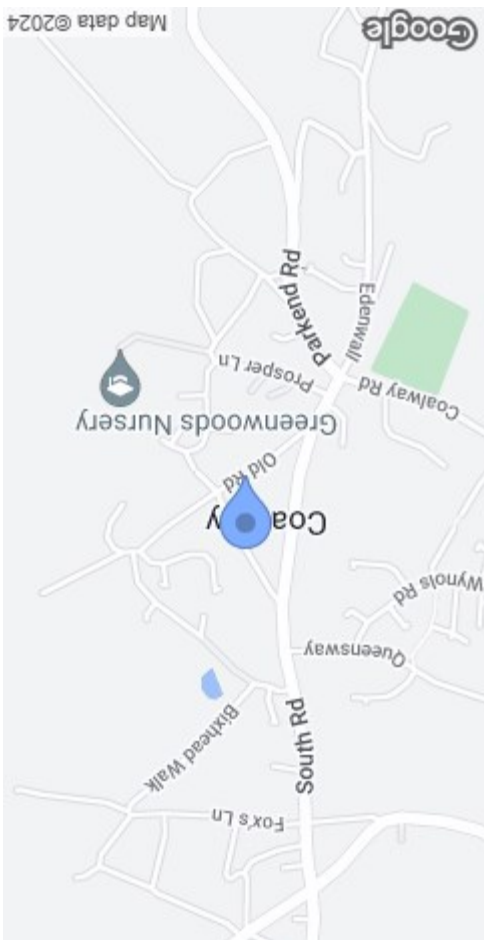




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 (93-100)	A (102-109)
B (81-92)	B (81-101)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)



Donnachaidh Old Road
 Coleford GL16 7JN

STEVE GOOCH
 ESTATE AGENTS | EST 1985

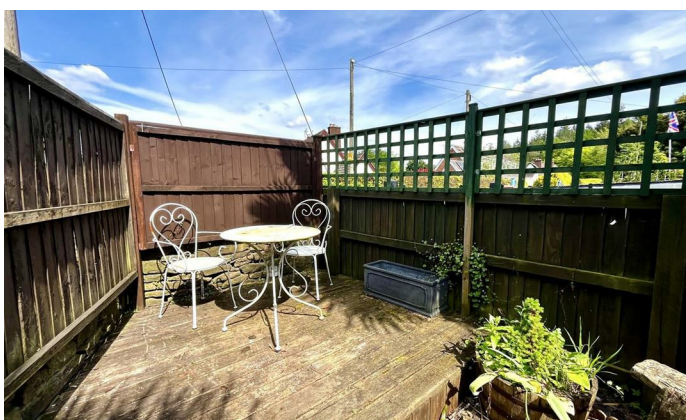
£269,950

This attractive three-bedroom semi-detached home features a spacious lounge/diner and kitchen/breakfast room and being situated near scenic woodland walks/activities and close to local amenities such as local shop, pub and primary school.

With off-street parking, this property is convenient for multiple vehicles. The standout feature is the beautifully thought out palm tree garden, offering a peaceful oasis for relaxation.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via a partly glazed UPVC door into:

ENTRANCE HALLWAY

Radiator, an opening leads into:

KITCHEN/BREAKFAST ROOM

9'2 x 13'1 (2.79m x 3.99m)

Rear aspect UPVC double glazed window, rear aspect UPVC double glazed patio doors giving access out onto rear garden, range of wall, draw and base mounted units, Leisure oven, Belfast sink with tap over, power points with USB connection, inset ceiling spotlights, built in fridge freezer, built in dishwasher, radiator, extractor fan, a doorway leads into:

SHOWER ROOM

6'5 x 2'2 (1.96m x 0.66m)

Walk in shower with electric Triton shower over, close coupled W.C, sink with tap over, heated towel rail, extractor fan.

From the entrance hallway a door gives access into:

LOUNGE/DINER

23'9 x 11'4 (7.24m x 3.45m)

Front and Side aspect UPVC double glazed window, feature fireplace with surround, radiator, power points, television points, stairs to first floor landing.

FROM THE LOUNGE/DINER STAIRS LEAD UP TO FIRST FLOOR LANDING

FIRST FLOOR LANDING

Side aspect secondary glazed window, access to loft storage space.

BEDROOM 1

12'4 x 11'1 (3.76m x 3.38m)

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

BEDROOM 2

10'3 x 9'2 (3.12m x 2.79m)

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

BEDROOM 3

10'4 x 5'6 (3.15m x 1.68m)

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

BATHROOM

5'1 x 7'5 (1.55m x 2.26m)

Rear aspect UPVC double glazed window, panelled bath with electric shower over, close coupled W.C, sink with tap over, heated towel rail, illuminated mirror with shaver point.

OUTSIDE

The rear garden comprises of stone chippings with a decked area to the lower section and garden shed.

GARAGE

Accessed via manual Up and Over door, no power or lighting.

SERVICES

Mains electric, water, 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.

AGENTS NOTE

Please note the vendor intends on taking the solar panels.

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, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along bearing left onto Lords Hill and continue along until approaching the crossroads by the Eski-Market. Turn left here onto South Road and continue along for a short distance bearing right into Old Road. Follow the road for a short distance where the property can be found located on the right 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.

