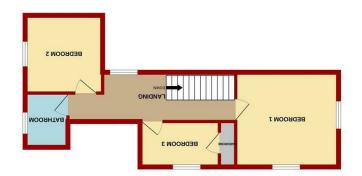
(01294) 822266 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

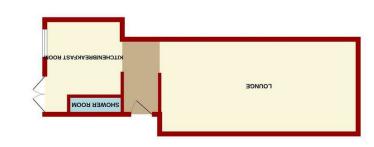
1 High Street, Coleford, Gloucestershire. GL16 8HA

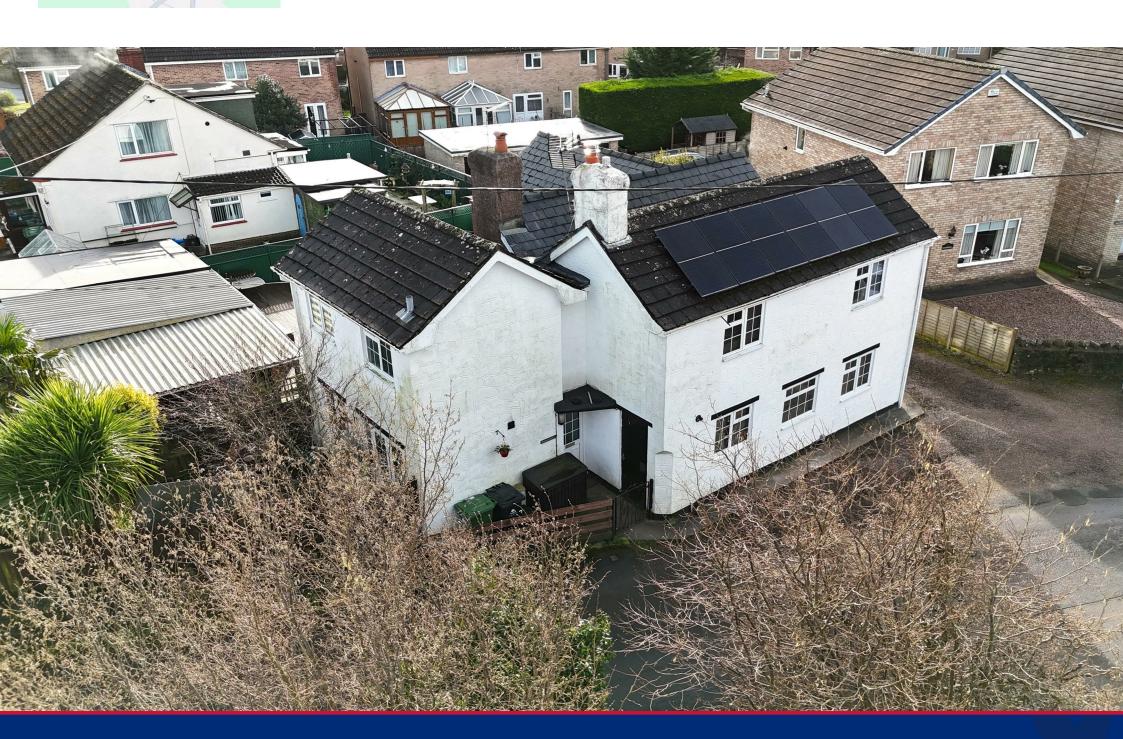
in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale. All reasonable steps have been taken with the preparation of these particulars do not constitute 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











MISREPRESENTATION DISCLAIMER

## £235,000

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 and a garage. The standout feature is the solar panels with back up battery and electric car charger.

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 tan over power points with USB connect 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 fireplace 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.

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.

## **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)

