

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		Current	Target
Energy Efficiency Rating		81	93
Energy Efficiency Rating		A	A
Energy Efficiency Rating		B	B
Energy Efficiency Rating		C	C
Energy Efficiency Rating		D	D
Energy Efficiency Rating		E	E
Energy Efficiency Rating		F	F
Energy Efficiency Rating		G	G
Energy Efficiency Rating		H	H
Energy Efficiency Rating		I	I
Energy Efficiency Rating		J	J
Energy Efficiency Rating		K	K
Energy Efficiency Rating		L	L
Energy Efficiency Rating		M	M
Energy Efficiency Rating		N	N
Energy Efficiency Rating		O	O
Energy Efficiency Rating		P	P
Energy Efficiency Rating		Q	Q
Energy Efficiency Rating		R	R
Energy Efficiency Rating		S	S
Energy Efficiency Rating		T	T
Energy Efficiency Rating		U	U
Energy Efficiency Rating		V	V
Energy Efficiency Rating		W	W
Energy Efficiency Rating		X	X
Energy Efficiency Rating		Y	Y
Energy Efficiency Rating		Z	Z
Energy Efficiency Rating		AA	AA
Energy Efficiency Rating		AB	AB
Energy Efficiency Rating		AC	AC
Energy Efficiency Rating		AD	AD
Energy Efficiency Rating		AE	AE
Energy Efficiency Rating		AF	AF
Energy Efficiency Rating		AG	AG
Energy Efficiency Rating		AH	AH
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Energy Efficiency Rating		AM	AM
Energy Efficiency Rating		AN	AN
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Energy Efficiency Rating		BN	BN
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Energy Efficiency Rating		BY	BY
Energy Efficiency Rating		BZ	BZ
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Energy Efficiency Rating		CC	CC
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Energy Efficiency Rating		EY	EY
Energy Efficiency Rating		EZ	EZ
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Energy Efficiency Rating		IS	IS
Energy Efficiency Rating		IT	IT
Energy Efficiency Rating		IU	IU
Energy Efficiency Rating		IV	IV
Energy Efficiency Rating		IW	IW
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Energy Efficiency Rating		JR	JR
Energy Efficiency Rating		JS	JS
Energy Efficiency Rating		JT	JT
Energy Efficiency Rating		JU	JU
Energy Efficiency Rating		JV	JV
Energy Efficiency Rating		JW	JW
Energy Efficiency Rating		JX	JX
Energy Efficiency Rating		JY	JY
Energy Efficiency Rating		JZ	JZ</

£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 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 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.

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.

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)