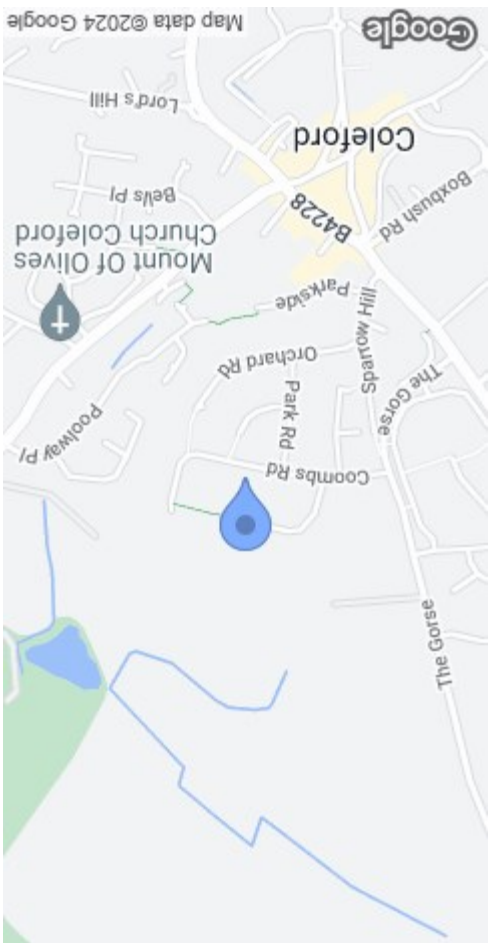




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



30 Coombs Road  
 Coleford GL16 8AY

**£580,000**

A LARGE FOUR BEDROOM DETACHED PROPERTY IN THE POPULAR AREA OF COOMBS PARK, COLEFORD. THE PROPERTY IS BENEFITTING FROM FOUR LARGE DOUBLE BEDROOMS, LARGE LIVING SPACE, POTENTIAL TO MODERNISE/IMPROVE FURTHER, OFF ROAD PARKING FOR SEVERAL CARS, LARGE GARAGE AND BEING SOLD WITH NO ONWARD CHAIN.

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, Bank, 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 aluminium double glaze door into:

**PORCH**

7'0 x 7'5 (2.13m x 2.26m)

Side aspect aluminium double glazed window, power points, partly glazed frosted wooden door giving access into:

**ENTRANCE HALLWAY**

Radiator, power points, telephone point, cupboard space, stairs to first floor landing.

**LOUNGE**

19'10 x 17'11 (6.05m x 5.46m)

Front aspect aluminium double glazed window, rear aspect aluminium double glazed sliding door giving access onto rear garden, feature fireplace with fireplace inset, radiator, power points, television points.

**DINING ROOM**

10'2 x 15'11 (3.10m x 4.85m)

Rear aspect aluminium double glazed window, side aspect aluminium double glazed sliding door giving access onto rear garden, power points, television points, radiator.

**KITCHEN**

12'4 x 15'10 (3.76m x 4.83m)

Rear aspect aluminium double glazed window, a range of wall, draw and base mounted units, built in oven, stainless steel drainer unit with tap over, gas hob, extractor fan, built in fridge, power points, Nett built in oven, strip lighting, radiator, a doorway gives access into:

**UTILITY**

9'4 x 5'11 (2.84m x 1.80m)

Side aspect aluminium double glazed partly frosted door giving access out onto side garden, space for washing machine, space for dryer, space for fridge freezer, radiator, stainless steel drainer unit with tap over, a range of base, wall and draw mounted units.

**SHOWER ROOM**

5'6 x 8'3 (1.68m x 2.51m)

Side aspect aluminium double glazed frosted window, close coupled W.C, sink with tap over, walk in shower with mains shower overhead, radiator.

From the entrance hallway a door gives access into:

**GARAGE**

16'6 x 19'11 (5.03m x 6.07m)

Accessed via an electric Up and Over door, side aspect aluminium double glazed window, power, lighting, Worcester boiler, fuse box, power points, rear aspect wooden door giving access into entrance hallway.

FROM THE ENTRANCE HALLWAY STAIRS GIVE ACCESS TO FIRST FLOOR LANDING.

**FIRST FLOOR LANDING**

Loft access space, airing cupboard space, telephone point, radiator, a doorway gives access into:

**STORE / OFFICE ROOM**

6'11 x 10'1 (2.11m x 3.07m)

Lighting, has potential to be converted to an en-suite for bedroom 1.

**BEDROOM 1**

19'11 x 17'11 (6.07m x 5.46m)

Front and rear aspect aluminium double glazed window, radiators, power points, wardrobe space.

**BEDROOM 2**

16'5 x 15'8 (5.00m x 4.78m)

Front aspect aluminium double glazed window, radiators, power points.

**BATHROOM**

9'3 x 11'10 (2.82m x 3.61m)

Side aspect aluminium double glazed frosted window, close coupled W.C, bidet, walk in shower with electric shower overhead, sink with tap over, radiator, corner bath with taps over, built in storage units.

**BEDROOM 3**

10'11 x 15'11 (3.33m x 4.85m)

Rear aspect aluminium double glazed window, radiator, power points.

**BEDROOM 4**

11'8 x 15'11 (3.56m x 4.85m)

Rear aspect aluminium double glazed window, radiator, power points.

**OUTSIDE**

To the front of the property is a stone chippings off road parking for several vehicles, laid to lawn area with various floral borders all surrounded by walling. There is access to an outbuilding to the side of the property.

To the rear of the property is a large patio area, steps lead down to a pathway and generous laid to lawn area surrounded by hedging and fencing.

**OUTBUILDING**

Brick built with a side aspect UPVC double glazed window, power, lighting.

**SERVICES**

**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**

**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 turning left onto Bank street continue for a short distance taking a right sign posted to Berry Hill. Proceed up the hill taking a right into Coombs road, continue to the bottom of the road where the property can be located via a 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)

