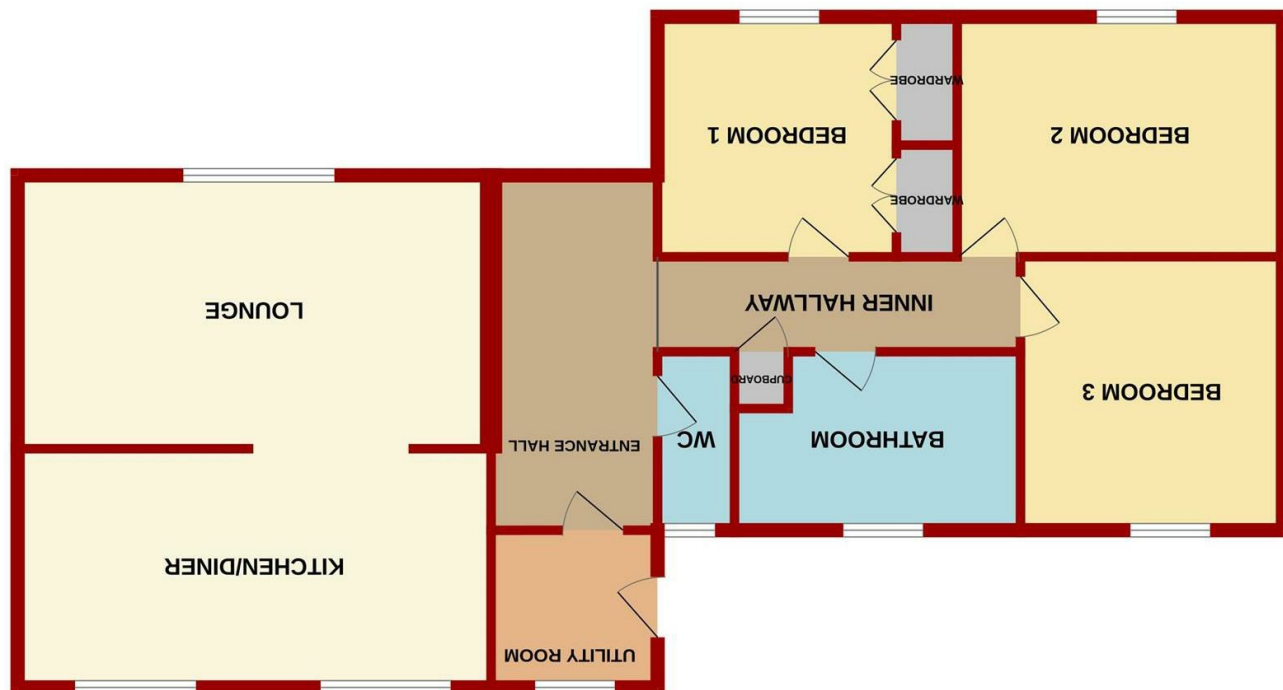
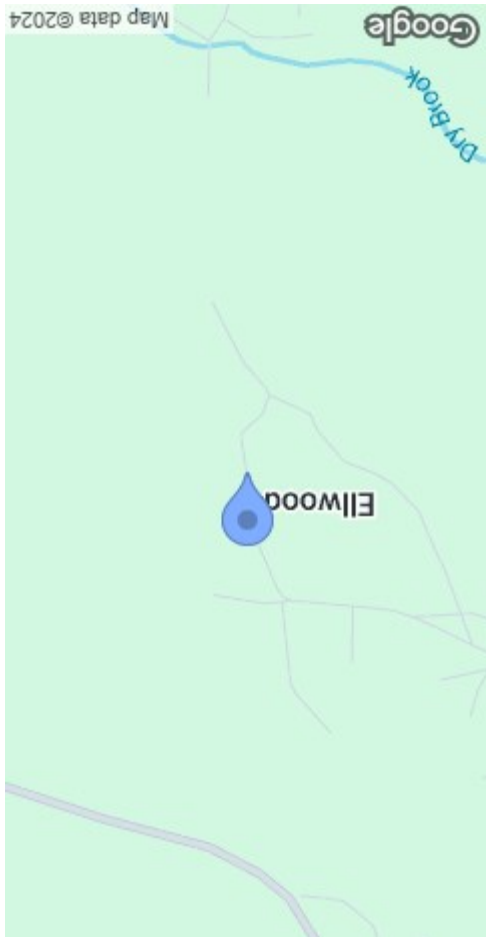




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 kWh/m ²)	A (102-104 g/kWh)
B (81-92 kWh/m ²)	B (91-101 g/kWh)
C (69-80 kWh/m ²)	C (81-90 g/kWh)
D (55-68 kWh/m ²)	D (71-80 g/kWh)
E (45-54 kWh/m ²)	E (61-70 g/kWh)
F (35-44 kWh/m ²)	F (51-60 g/kWh)
G (21-34 kWh/m ²)	G (41-50 g/kWh)
H (13-20 kWh/m ²)	H (31-40 g/kWh)
I (1-12 kWh/m ²)	I (21-30 g/kWh)



Lyneil Bromley Road
 Ellwood, Coleford GL16 7LZ

£630,000

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, 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 wooden partly frosted door into:

ENTRANCE HALLWAY

7'1 x 13'5 (2.16m x 4.09m)

Cupboard storage space, an opening leads into:

KITCHEN/DINER

9'10 x 19'7 (3.00m x 5.97m)

Two rear aspect UPVC double glazed windows, radiator, range of wall, draw and base mounted units, plastic one and a half bowl drainer unit with tap over, Neff built in oven, space for fridge freezer, built in dishwasher, induction hob, extractor fan, power points, inset ceiling spotlights.

LOUNGE

19'7 x 11'4 (5.97m x 3.45m)

Front aspect UPVC double glazed window, radiator, power points, electric fireplace with feature fireplace surround, television point.

From the entrance hallway a doorway gives access into:

UTILITY

6'11 x 6'6 (2.11m x 1.98m)

Rear aspect UPVC double glazed window, range of wall, draw and base mounted units, space for washing machine, Worcester combination boiler, sink with tap over.

CLOAKROOM

3'2 x 7'5 (0.97m x 2.26m)

Rear aspect UPVC double glazed frosted window, close coupled W.C., heated towel rail, vanity wash hand basin unit with tap over, inset ceiling spotlights.

INNER HALLWAY

Radiator, power points, airing cupboard space, a doorway gives access into:

BATHROOM

11'10 x 7'5 (3.61m x 2.26m)

Rear aspect UPVC double glazed frosted window, walk in shower with mains shower overhead, heated towel rail, close coupled W.C., modern panelled bath with taps over, sink with tap over, inset ceiling spotlights.

BEDROOM 1

10'5 x 12'10 (3.18m x 3.91m)

Front aspect UPVC double glazed window, radiator, power points, wardrobe space.

BEDROOM 2

10'5 x 11'9 (3.18m x 3.58m)

Front aspect UPVC double glazed window, radiator, power points, sky television box, television point.

BEDROOM 3

10'9 x 11'4 (3.28m x 3.45m)

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

OUTSIDE

The house is accessed via wooden double gates onto the stone chipping driveway providing ample parking for several cars. There is a laid to lawn area surrounded by floral borders and fencing with further pathway leading up to the front door and side access on either side of the property leading to the rear garden.

The rear of the property has been beautifully landscaped consisting of a stone chipping and patioed section at the top perfect for entertaining, leading into a vast laid to lawn area with a centrepiece area which has steps down onto wooden decking with feature pergola and raised decked seating area. To the bottom of the garden there is an area perfect for planting and gardening consisting of raised flower beds/vegetable patches and a green house, fish pond, chicken coop and two further stone chipping seating areas, gate providing access to woodland, LPG gas tank and parking with turning circle connecting to the front driveway providing access to the garage.

GARAGE

25'7 x 25'3 (7.80m x 7.70m)

Accessed via two front aspect large wooden manual doors, two side aspect UPVC double glazed windows, rear aspect UPVC double glazed window, car pit, power points, lighting, rear wood burning stove, storage access to the rear with rear aspect UPVC double glazed window, side aspect wooden barn door giving access into the garden, a ladder gives access to generous loft storage space with front and rear aspect UPVC double glazed window.

SERVICES

Mains water, electricity and drainage, LPG.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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 office, turn right at the traffic lights signposted Lydney/Chepstow and proceed along for a short distance bearing left onto Lords Hill. Continue up the hill until reaching the crossroads by the Eski Market. Turn right here onto Edenwall Road and continue along for approximately half a mile turning left as onto Ellwood Road. Proceed along until reaching the crossroads and continue straight over into Bromley Road where the property can be found on the left hand side.

PROPERTY SURVEYS

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

