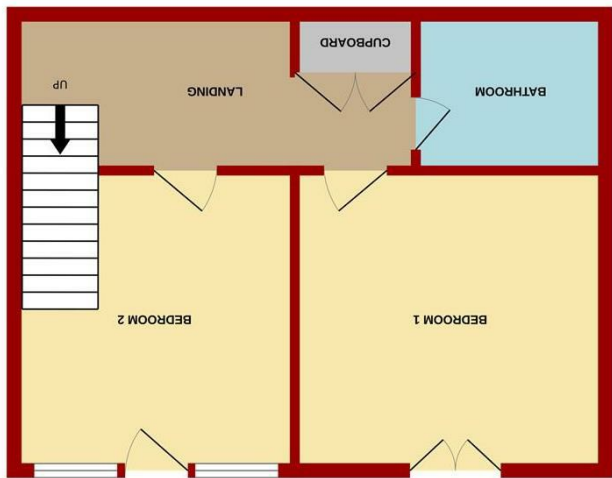
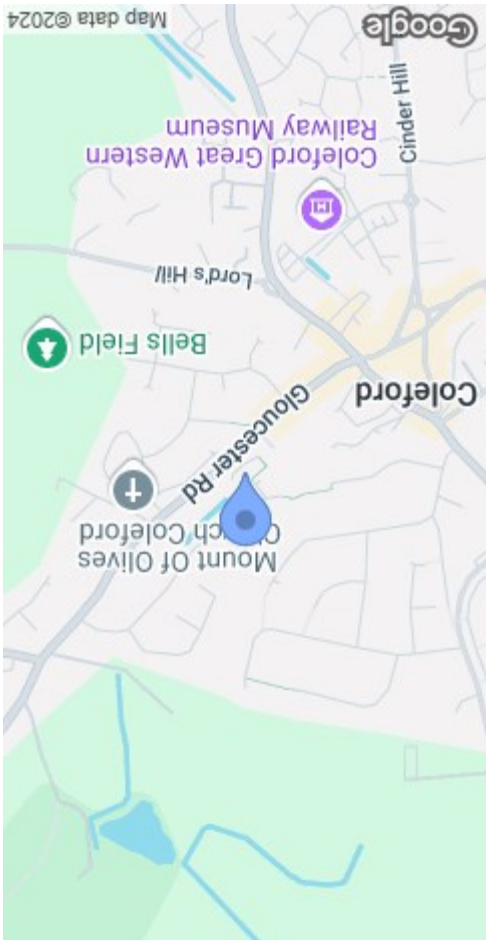


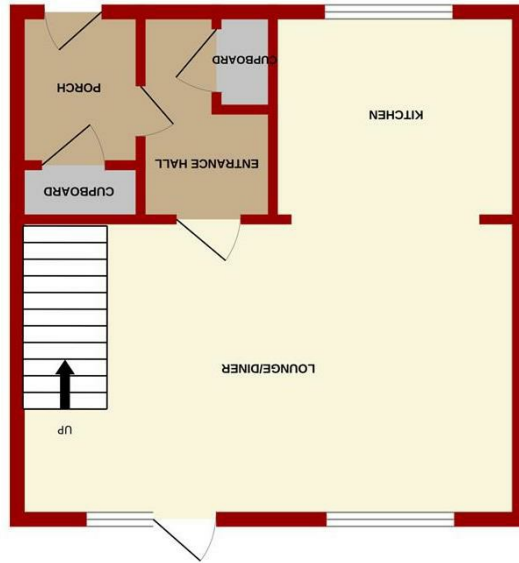


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (new energy cost) B: 81-92 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 45-54 kWh/m <sup>2</sup> F: 35-44 kWh/m <sup>2</sup> G: 1-34 kWh/m <sup>2</sup> (new energy cost)	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh



FIRST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

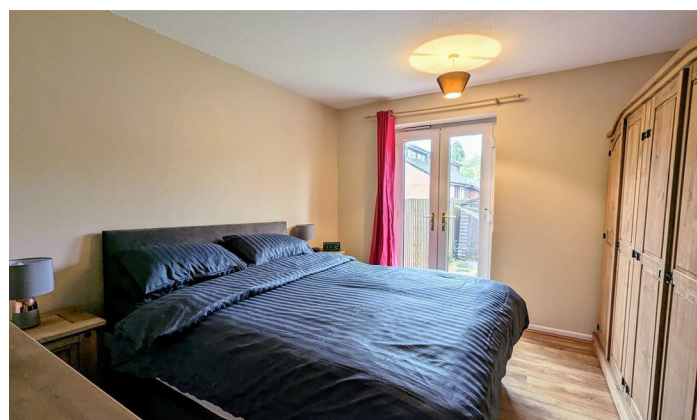


8 Springfield Close  
 Coleford GL16 8BB

**£170,000**

A TWO BEDROOM MID TERRACE HOUSE IDEAL FOR FIRST TIME BUYERS OR INVESTORS. SITUATED JUST OUTSIDE OF COLEFORD TOWN CENTRE, BEING OFFERED 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, 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 wooden door into:

#### **ENTRANCE HALLWAY**

Doorway accessing a storage cupboard, a further doorway enters into:

#### **INNER HALLWAY**

Door into airing cupboard housing a gas fired combi boiler, an opening leads into:

#### **LOUNGE/DINER**

19'11 x 11'11 (6.07m x 3.63m)

Rear aspect double glazed UPVC window, Rear aspect double glazed UPVC door with Juliet balcony, wood effect flooring, power points, television point, radiators, space for dining table and chairs, an opening leads into:

#### **KITCHEN**

7'5 x 5'11 (2.26m x 1.80m)

Range of base, wall and draw mounted units, rolled edge worktops, space for cooker, space for fridge freezer, one and a half bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, tumble dryer, part tiled walls, front aspect double glazed UPVC window, stairs lead down to ground floor hallway.

#### **GROUND FLOOR HALLWAY**

Radiator, double doors give access into a storage cupboard.

#### **BEDROOM 1**

11'11 x 10'08 (3.63m x 3.25m)

Radiator, power points, Two rear aspect double glazed UPVC double doors giving access out into the rear garden.

#### **BEDROOM 2**

11'10 x 8'9 (3.61m x 2.67m)

Radiator, power points, rear aspect double glazed UPVC door onto rear garden, understairs storage cupboard.

#### **BATHROOM**

White suite comprising of a panelled bath with shower over enclosed by tiling, low level W.C, pedestal wash hand basin with tiled splashback.

#### **OUTSIDE**

To the front of the property there is allocated off road parking for one vehicle

The landscaped rear garden is mostly laid to lawn with a large patio seating area, raised flower bed, wooden garden shed, mature shrubs and trees, enclosed by fencing.

#### **SERVICES**

Mains water, electricity, drainage and gas.

#### **WATER RATES**

Severn Trent - to be confirmed.

#### **LOCAL AUTHORITY**

Council Tax Band: A  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### **TENURE**

Leasehold. 999 Year Lease

#### **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, proceed straight over at the traffic lights onto Gloucester Road. Continue along for a short distance where the property can be found set back on the left 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.

