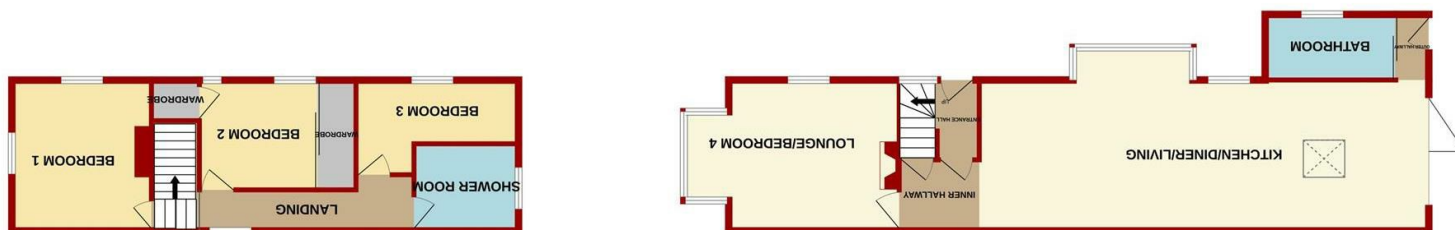
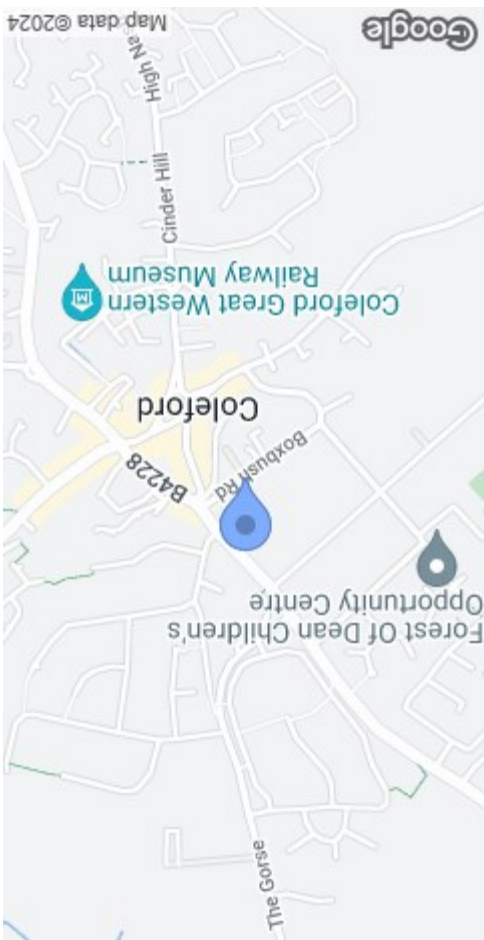




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating

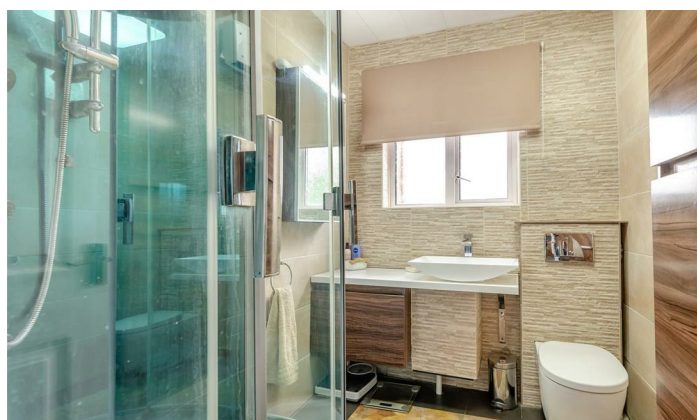


**Underleaf, 13 Boxbush Road
 Coleford GL16 8DN**

£295,000

This beautifully presented three-bedroom detached property is situated in the desirable Boxbush Road, Coleford, and is conveniently located within walking distance to the town centre. The property boasts a range of excellent features, including private parking for three vehicles to the rear of the property, a spacious and airy open-plan lounge/dining/kitchen area, and three bedrooms downstairs. Stepping outside, the garden is a low maintenance but an ample space providing perfect seating/entertaining spaces. The property is also 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, 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 wooden door into:

ENTRANCE HALLWAY

Radiator, stairs to first floor landing, under stairs storage, front aspect frosted single glazed window.

KITCHEN/DINER/LOUNGE

35'9 x 11'10 (10.90m x 3.61m)

Kitchen: A side aspect bay fronted UPVC double glazed window, range of wall, draw and base mounted units, gas hob, extractor fan, microwave, space for washing machine, sink with tap over, two built in fridge freezers, inset ceiling spotlights and two separate built in cupboards providing ample storage space and access via sliding doors.

Dining room area: Radiator, side aspect UPVC double glazed window

Lounge area: Rear aspect bi-folding UPVC double glazed doors giving access out onto the garden, pitched sky light, radiator, power points, electric fireplace, television points, inset ceiling spotlights

OUTER HALLWAY

Rear aspect wooden partly glazed door out onto the garden. A sliding door gives access into:

BATHROOM

8'8 x 5'2 (2.64m x 1.57m)

Side aspect UPVC double glazed frosted window, jacuzzi bath with taps over, heated towel rail, close coupled W.C., feature sink with tap over, walk in shower, pitched sky light, heated towel rail, wall mounted heater.

From the Entrance Hallway a door gives access into:

LOUNGE/BEDROOM 4

11'10 x 10'10 (3.61m x 3.30m)

Front aspect bay fronted UPVC double glazed window, side aspect UPVC double glazed window, radiator, power points, television point, feature wood burner with surround, feature ceiling panelling.

FROM THE ENTRANCE HALLWAY STAIRS LEAD UP TO:

FIRST FLOOR LANDING

Side aspect UPVC double glazed frosted window, radiator.

BEDROOM 1

10'11 x 11'10 (3.33m x 3.61m)

Front and side aspect UPVC double glazed windows, radiator, power points, feature ceiling panelling.

BEDROOM 2

12'1 x 8'10 (3.68m x 2.69m)

Sliding door fitted wardrobes, two side aspect UPVC double glazed windows, radiator, wardrobe, feature ceiling panelling.

BEDROOM 3

10'11 x 8'0 (3.33m x 2.44m)

Side aspect UPVC double glazed window, radiator, power points, Worcester combination boiler, feature ceiling panelling, access to loft storage space.

SHOWER ROOM

5'9 x 7'7 (1.75m x 2.31m)

Rear aspect UPVC double glazed window, walk in steam shower with shower head over, heated towel rail, built in storage cupboard, vanity wash hand basin unit with sink and tap over, close coupled W.C., extractor fan, wall mounted heater.

OUTSIDE

The front of the property is accessed via a gate with a pathway leading to the front door, surrounded by metal fencing and new wood fencing, a side passageway leads down to the rear garden.

Rear aspect bi-folding doors lead from the property onto the rear easily maintained garden comprising of stone chippings, several raised floral borders, a stunning seating/entertaining area and garden shed.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C

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 the Coleford office proceed to the traffic lights turning left onto Bank Street continue for approximately 100 yards turning left into Boxbush 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)

