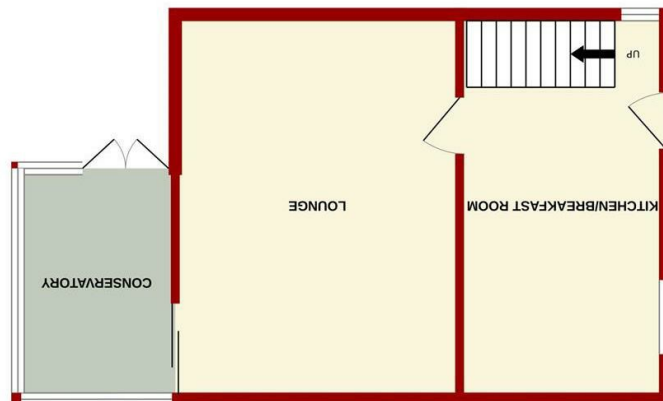
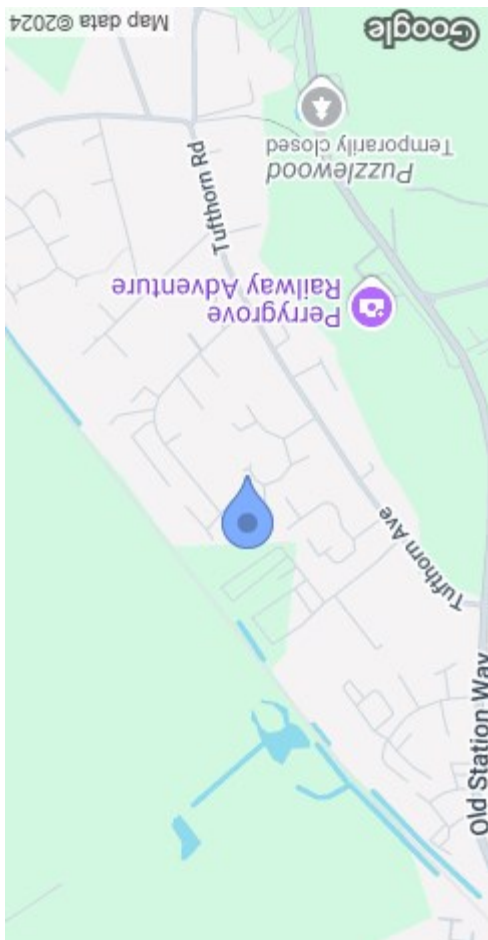




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
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16 Greenways Drive
 Coleford GL16 8PF

£215,000

A well presented three-bedroom semi-detached property, situated conveniently close to the heart of Coleford town centre. This delightful property boasts a range of attractive features, including off-road parking for several vehicles, a garage, and low-maintenance gardens. The interior boasts spacious bedrooms and charming kitchen/breakfast room, and the addition of a storage room provides ample storage space. 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 UPVC door into:

KITCHEN/BREAKFAST ROOM

9'1 x 17'1 (2.77m x 5.21m)

Side aspect UPVC double glazed window, radiator, stairs to first floor landing, front aspect double glazed wooden window, ideal combination boiler, range of base, draw and wall mounted units, wooden worktops, gas oven with hob, freestanding fridge and freezer, Belfast sink, space for dishwasher, space for washing machine.

LOUNGE

12'7 x 17'2 (3.84m x 5.23m)

Front aspect wooden double glazed window, radiator, power points, television point. A wooden double glazed sliding door gives access into:

CONSERVATORY

9'10 x 6'11 (3.00m x 2.11m)

Front and side aspect UPVC double glazed window, side aspect UPVC double glazed patio doors giving access out onto the garden, polycarbonate roof, power points.

FROM THE KITCHEN/BREAKFAST ROOM STAIRS LEAD UP TO:

FIRST FLOOR LANDING

Side aspect UPVC double glazed window, radiator, a doorway leads to ladder stairs giving access to the storage room.

BEDROOM 1

10'0 x 10'9 (3.05m x 3.28m)

Rear aspect wooden double glazed window, wardrobe space, radiator, power points.

BEDROOM 2

9'1 x 10'8 (2.77m x 3.25m)

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

BEDROOM 3

7'9 x 7'2 (2.36m x 2.18m)

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

BATHROOM

8'1 x 6'1 (2.46m x 1.85m)

Front aspect wooden double glazed window, modern panelled bath with rainfall shower attachment and waterfall tap over, airing cupboard space, close coupled W.C, heated towel rail, vanity wash hand basin unit with tap over.

LOFT ROOM

6'8 x 17'3 (2.03m x 5.26m)

Accessed via a wooden door and ladder steps from the first floor landing, rear aspect wooden single glazed Velux window, storage space, power points, lighting.

OUTSIDE

The low maintenance rear garden comprises of a hard standing stone chippings section leading into an entertaining area, raised decking, access to the garage and summer house and is surrounded by fencing.

GARAGE

9'1 x 17'7 (2.77m x 5.36m)

Accessed via a manual Up and Over door, various storage, power points, lighting, side aspect single glazed wooden window.

AGENTS NOTES

The loft room has been made fire safe but does not hold any planning or building regulations and can therefore not be classed as a fourth bedroom.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along passing the petrol station on the left hand side and turn left at the next set of traffic lights into Tufthorn Avenue. Proceed along turning left into Greenways Drive 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.