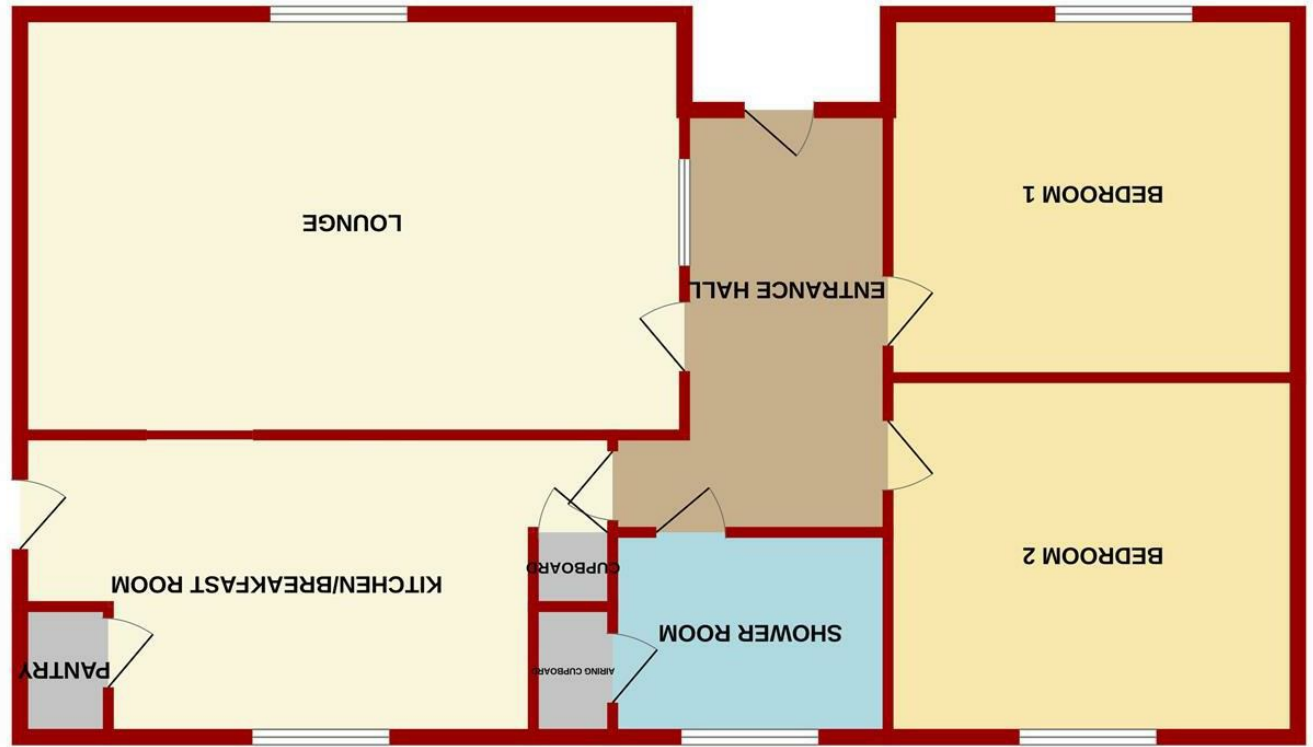
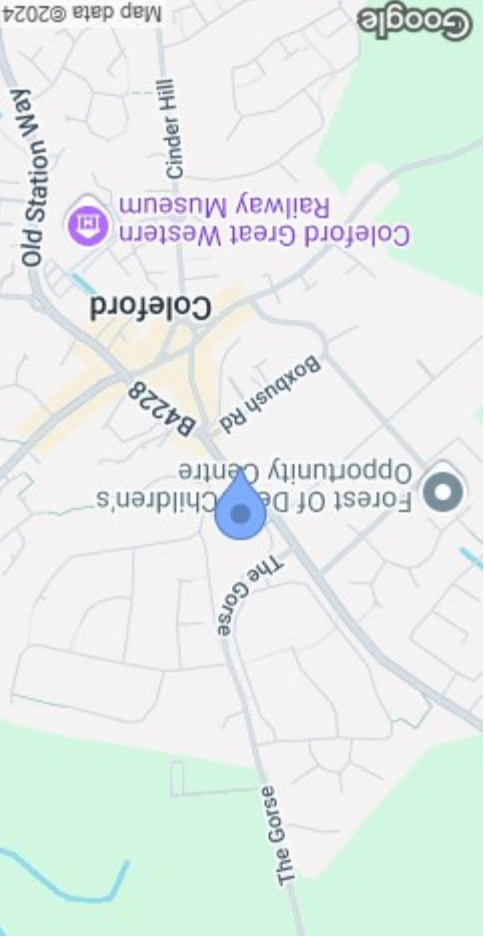




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (10-49) Green B (50-79) Yellow-Green C (80-109) Yellow D (110-139) Orange E (140-169) Red-Orange F (170-200) Red G (201-230) Dark Red



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

GROUND FLOOR



Oberon, 2 Staunton Road
 Coleford GL16 8DW



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£200,000

Welcome to this charming detached bungalow on Staunton Road in Coleford! This property boasts a lovely private rear garden, perfect for enjoying some peace and tranquillity. With two spacious double bedrooms, there is plenty of room for a small family or guests.

Situated within walking distance from the town, this home offers convenience and accessibility to local amenities. Additionally, the property is being sold with no onward chain, making the buying process smoother and quicker for you. Don't miss out on the opportunity to own this delightful bungalow in a desirable location.

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 UPVC double glazed door into:

ENTRANCE HALL

13'9 x 6'7 (4.19m x 2.01m)

Tiled flooring, radiator, power points.

LOUNGE

16'0 x 11'5 (4.88m x 3.48m)

Radiator, power points, television point, feature fireplace with an inset gas fire, front aspect double glazed UPVC window, internal frosted windows from entrance hallway allowing light to flow through the property.

KITCHEN

11'2 x 10'2 (3.40m x 3.10m)

Continuation of tiled flooring from entrance hallway, a range of base, draw and wall mounted units, rolled edge worktops, fitted appliances to include a double oven, four ring electric hob with cooker hood above, one and a half bowl sink unit with stainless steel mixer tap above, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted ideal combination boiler, door into a pantry, breakfast bar with space for stools underneath, radiator, part tiled walls, serving hatch through into lounge, access to loft storage space, door into storage cupboard, rear aspect double glazed UPVC window and side aspect double glazed UPVC leading out onto garden.

BEDROOM 1

11'4 x 11'1 (3.45m x 3.38m)

Radiator, power points, front aspect double glazed UPVC window.

BEDROOM 2

11'2 x 10'2 (3.40m x 3.10m)

Radiator, power points, rear aspect double glazed UPVC window.

BATHROOM

6'5 x 5'8 (1.96m x 1.73m)

Tiled flooring, corner double shower unit enclosed by tiling with electric shower over, pedestal wash hand basin, low level W.C, door into airing cupboard with shelving and hanging space, heated towel rail, part tiled walls, inset ceiling spotlights, rear aspect double glazed UPVC frosted window.

OUTSIDE

To the front of the property there is a large laid to lawn area, a slope with steps lead up to a patio terrace with space for table and chairs, a bin store and side access to rear garden either side of the property.

The rear garden is enclosed by fencing with both lawned and patio seating areas, a garden shed, a summerhouse and mature shrubs and bushes.

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 our Coleford office head up the High Street turning left at the traffic lights at the cross roads. Proceed along Staunton Road passing the turning for Sparrow Hill on the right hand side where the property can be found immediately after on the right.

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.

