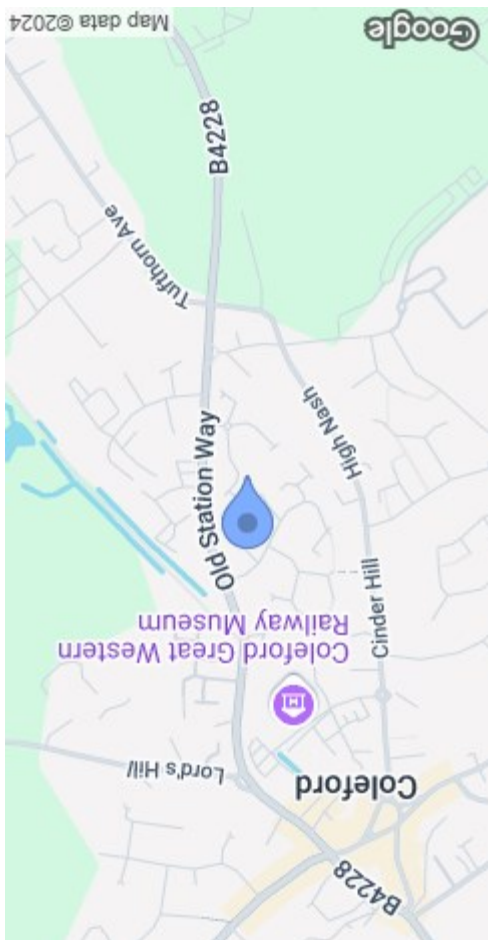




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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) Green B (81-92) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (10-35) Green B (36-45) Yellow C (46-55) Orange D (56-65) Red-Orange E (66-75) Red F (76-85) Dark Red G (86-100) Black

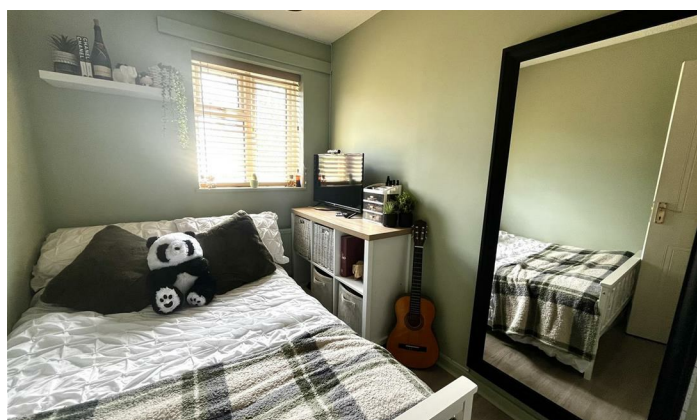
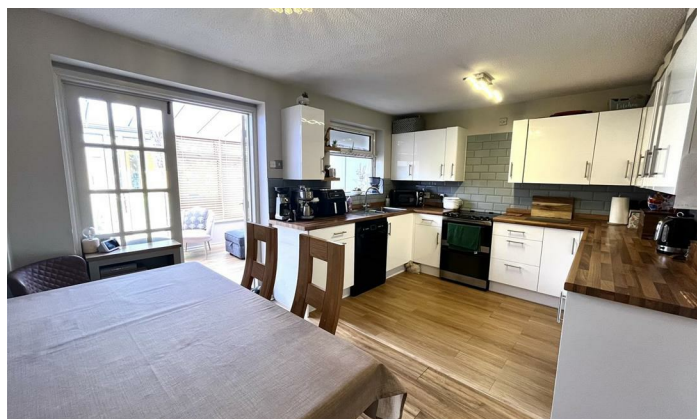


15 Sylvan Close  
 Coleford GL16 8RU

**£260,000**

A BEAUTIFULLY PRESENTED FOUR BEDROOM END TERRACE PROPERTY situated CLOSE TO COLEFORD TOWN CENTRE. Property is benefitting from a LARGE DOWNSTAIRS LIVING SPACE, OFF ROAD PARKING and PRIVATE ENCLOSED GARDENS.

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:

**ENTRANCE HALLWAY**

3'5 x 5'2 (1.04m x 1.57m)

Radiator, power points, doorway into the lounge, doorway into:

**CLOAKROOM**

2'10 x 5'1 (0.86m x 1.55m)

Front aspect UPVC double glazed frosted window, close coupled W.C., vanity wash hand basin with tap over, radiator, fuse box.

**LOUNGE**

14'9 x 14'10 (4.50m x 4.52m)

Front aspect UPVC double glazed window, radiators, stairs to first floor landing, power points, television point.

**KITCHEN/DINER**

10'1 x 14'9 (3.07m x 4.50m)

Rear aspect UPVC double glazed window, rear aspect wooden doors giving access into the conservatory, a range of wall, drawer and base mounted units, space for dishwasher, space for oven, space for fridge freezer, power points, stainless steel single drainer sink with tap over, understairs storage.

**CONSERVATORY**

15'0 x 8'11 (4.57m x 2.72m)

Rear aspect UPVC double glazed windows, rear aspect UPVC double glazed patio doors giving access out onto the garden, power points, television point, polycarbonate roof.

**UTILITY**

7'8 x 6'0 (2.34m x 1.83m)

Rear aspect UPVC double glazed window, rear aspect partly glazed UPVC door out onto the garden, space for a large fridge freezer, washing machine, dryer.

**BEDROOM 4/STUDY**

7'7 x 16'1 (2.31m x 4.90m)

Front aspect UPVC double glazed window, front aspect partly glazed door giving access to the front of the property, power points, radiator, storage space, inset ceiling spotlights.

FROM THE LOUNGE STAIRS GIVE ACCESS UP TO:

**FIRST FLOOR LANDING**

Loft access space, airing cupboard space.

**BATHROOM**

6'5 x 5'6 (1.96m x 1.68m)

Rear aspect UPVC double glazed partly frosted window, vanity wash hand basin unit with tap over, close coupled W.C., modern panelled bath with bath taps over and rainfall shower overhead, heated towel rail, extractor fan.

**BEDROOM 1**

12'1 x 8'1 (3.68m x 2.46m)

Front aspect UPVC double glazed window, radiator, power points, sliding doors into built in wardrobe space.

**BEDROOM 2**

6'5 x 8'11 (1.96m x 2.72m)

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

**BEDROOM 3**

8'6 x 9'5 (2.59m x 2.87m)

Rear aspect UPVC double glazed window, sliding doors into built in wardrobe space, power points, radiator.

**OUTSIDE**

To the front of the property there is off road parking for several cars and decorative stone chippings all surrounded by hedging.

The rear garden comprises of a patioed area, a laid to lawn area, decorative stone chippings, garden shed, summer house and surrounded by fencing.

**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 Coleford town centre proceed to the traffic lights turning right onto Old Station Way, continue along here turning right into Roman Way. At the small mini roundabout turn right into Sylvan Close where the property can be found 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.