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 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 (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (102-110) Yellow-Green C (110-120) Yellow D (120-130) Orange E (130-140) Red-Orange F (140-150) Red G (150+) Dark Red



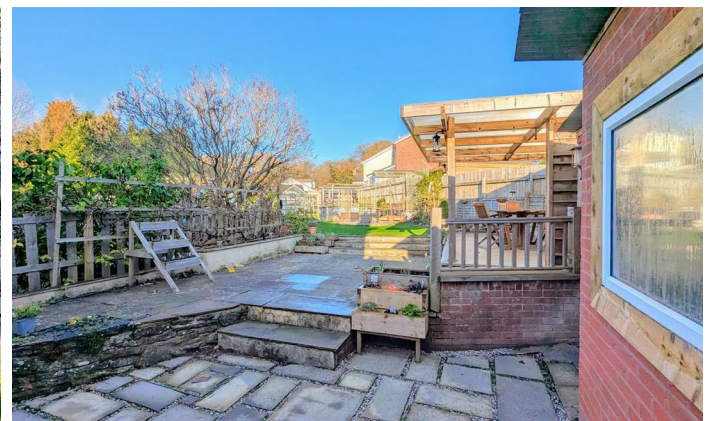
18 Woodgate Road
 Coleford GL16 7QJ

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£325,000

EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, WITH CHARACTER FEATURES, DOWNSTAIRS W.C, UTILITY ROOM, OFF ROAD PARKING FOR THREE CARS AND GENEROUS LANDSCAPED REAR GARDEN WITH BRICK BUILT WORKSHOP AND VEGETABLE BEDS.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is 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, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



ENTRANCE HALL

13'01 x 5'11 (3.99m x 1.80m)

Accessed via a part double glazed upvc door, radiator, power points, exposed wooden floorboards, stairs to the first floor, understairs storage cupboard, door to:

LOUNGE

13'08 x 11'11 (4.17m x 3.63m)

Radiator, power points, feature fireplace, picture rails, television point, front aspect double glazed upvc bay window.

FROM THE ENTRANCE HALL, AN OPENING LEADS THROUGH TO:

REAR HALLWAY

6'09 x 6'08 (2.06m x 2.03m)

Power points, side aspect double glazed upvc window, opening to dining room, door to:

CLOAKROOM

3'09 x 3'00 (1.14m x 0.91m)

Low level WC, pedestal wash hand basin with tiled splashback, extractor fan.

DINING ROOM

10'11 x 10'9 (3.33m x 3.28m)

Radiator, power points, exposed wooden floorboards, feature fireplace, internal window providing light from the entrance hall, opening through to:

KITCHEN

13'11 x 9'03 (4.24m x 2.82m)

A range of base, drawer and wall mounted units, rolled edge worktops, one and a half bowl single drainer sink unit with mixer tap above, space and plumbing for washing machine, space for tumble dryer, space for Range cooker with tiled splashback and stainless steel extractor hood above, power points, appliance points, radiator,

television point, inset ceiling spotlights, Velux rooflight, rear aspect double glazed upvc window and door out to the garden, door to:

UTILITY ROOM

9'04 x 4'01 (2.84m x 1.24m)

Wall mounted Worcester combination boiler, space for fridge, space for freezer, storage space, rear aspect double glazed upvc window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Radiator, access to loft space, side aspect double glazed upvc frosted window, door to:

BEDROOM 1

11'00 x 11'00 (3.35m x 3.35m)

Radiator, power points, picture rails, front aspect double glazed upvc window.

BEDROOM 2

10'10 x 8'07 (3.30m x 2.62m)

Radiator, power points, three built in wardrobes, rear aspect double glazed upvc window.

BEDROOM 3

6'11 x 6'11 (2.11m x 2.11m)

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

BATHROOM

6'11 x 5'08 (2.11m x 1.73m)

Panelled bath, low level WC, vanity wash hand basin, heated towel rail, rear aspect double glazed upvc frosted window.

OUTSIDE

To the front of the property a block paved driveway provides off road parking for 3 cars which leads to a covered porch area and access to the front door. A pathway leads to the side of the property having a timber bin store and continues around to the rear garden gate.

The rear garden has been landscaped and has a decked and patio seating area, brick built workshop with power, lighting, double glazed upvc window and door, outside tap, covered seating area, lawn area with mature shrubs and flower borders, further patio, vegetable garden, raised flower beds, greenhouse, two garden sheds, all enclosed by fencing.

SERVICES

Mains water, electricity, drainage and gas. Gigaclear in area.

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.

VIEWINGS

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 continue straight over into Gloucester Road, continue up the hill passing Forest Hills Golf Club, turn left at the cross roads where the property can be found after a short distance on the right 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)

