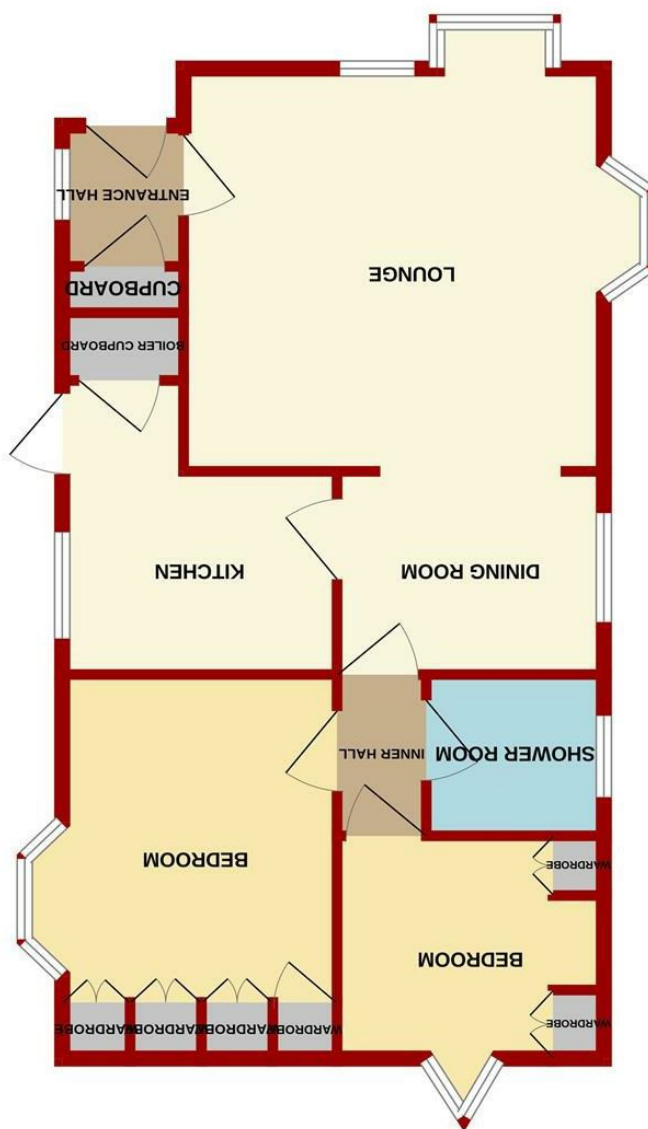




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



4 Forest Lea Coopers Road
 Christchurch, Coleford GL16 7AP

£115,000

RARELY AVAILABLE TWO BEDROOM OVER 55'S DETACHED PARK HOME SITUATED IN A SEMI RURAL LOCATION OFFERING WELL PRESENTED SPACIOUS ACCOMMODATION, OFF ROAD PARKING FOR ONE VEHICLE AND NO ONWARD CHAIN.

Christchurch is one of the most westerly villages in the Forest, sitting above the Wye Valley just a short distance from the spectacular views at Symond's Yat. Local amenities include a church, public house and shop and post office.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



ENTRANCE HALL

4'10 x 3'11 (1.47m x 1.19m)

Accessed via a partly glazed upvc door, side aspect upvc double glazed window, radiator, cupboard space, door to:

LOUNGE

15'5 x 13'8 (4.70m x 4.17m)

Two radiators, power points, feature electric fireplace, television point, front and side aspect upvc double glazed windows, opening through to:

DINING ROOM

9'10 x 7'6 (3.00m x 2.29m)

Radiator, power points, side aspect upvc double glazed window, door to:

KITCHEN

13'2 x 9'5 (4.01m x 2.87m)

A range of base, drawer and wall mounted units, single bowl single drainer sink unit with taps over, built in oven, four ring gas hob, extractor fan, space for washing machine, space for tumble dryer, radiator, power points, cupboard housing the Vailant boiler, space for fridge/freezer side aspect upvc double glazed window, side aspect partly glazed upvc door giving access to the garden.

FROM THE DINING ROOM A DOOR GIVES ACCESS TO THE INNER HALLWAY, DOOR TO:

BEDROOM 1

11'5 x 9'6 (3.48m x 2.90m)

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

BEDROOM 2

9'6 x 7'11 (2.90m x 2.41m)

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

BATHROOM

6'5 x 5'7 (1.96m x 1.70m)

Large shower enclosure with electric shower over, pedestal wash hand basin, close coupled WC, radiator, side aspect upvc double glazed frosted window

OUTSIDE

To the front of the property steps lead up to the front door and a pathway leads around the sides of the property and to the rear having a low maintenance garden of stone chippings, flower borders and shrubs. At the rear of the property there is garden shed, LPG gas bottles and a beautiful outlook over open fields.

AGENTS NOTE

There is a service charge of £172.66 per calendar month which includes water, drainage and ground rent.

SERVICES

Mains water, electricity and drainage. LPG gas.

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold.

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 turn left into Bank Street, take the second turning right signposted Berry Hill and continue up the hill until reaching the crossroads. Continue straight over into Grove Road and continue along for approximately half a mile turning right onto Park Road, turn left onto Belmont Lane and take the first right hand turning onto Coopers Road continuing along where you will see the Park Home site on the right hand side, lane to the right leads to the off road parking area.

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.

