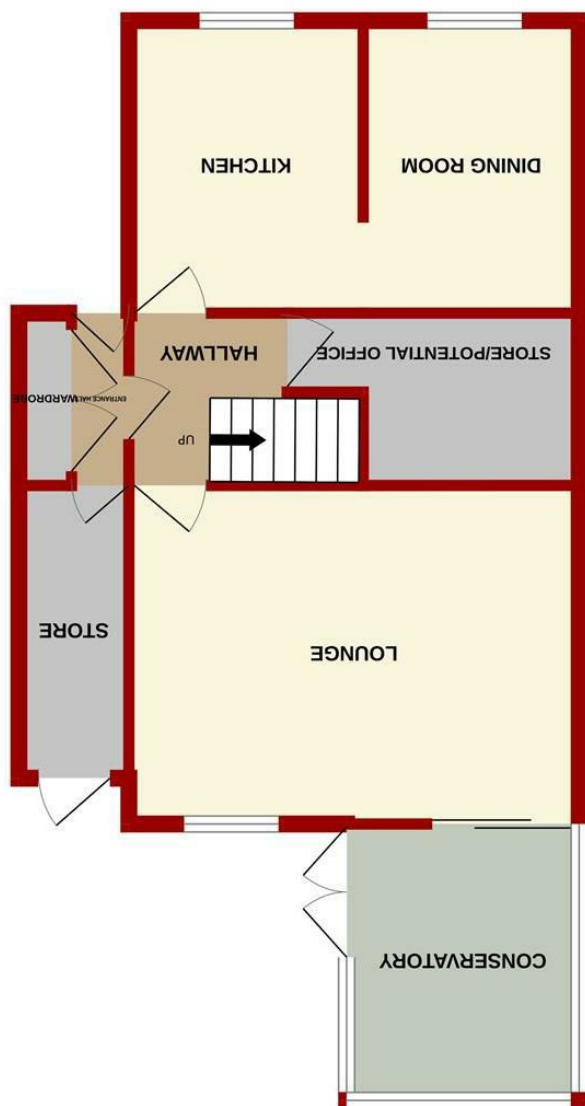
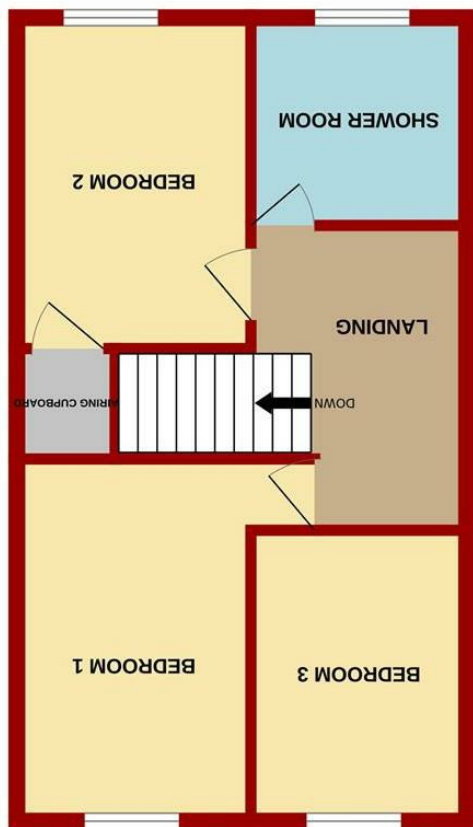
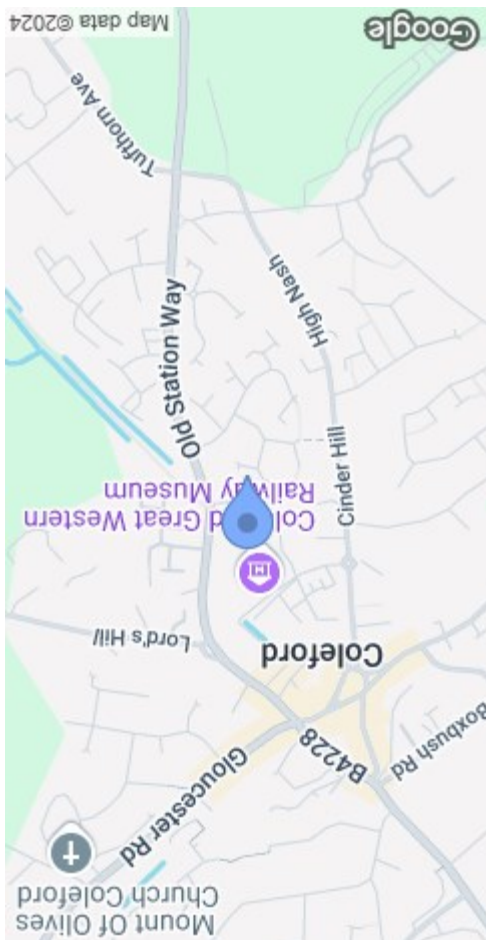




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 (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 (102-110) Green B (111-120) Yellow-Green C (121-130) Yellow D (131-140) Orange E (141-150) Red-Orange F (151-160) Red G (161-170) Dark Red



32 Nash Way  
 Coleford GL16 8RQ

**£255,000**

WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY CLOSE TO COLEFORD TOWN CENTRE ENJOYING A PLEASANT PRIVATE REAR GARDEN, CONSERVATORY, OFF ROAD PARKING FOR TWO CARS, GARAGE CONVERTED TO DINING ROOM AND POTENTIAL OFFICE SPACE.

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.



#### ENTRANCE HALL

6'9 x 3'10 (2.06m x 1.17m)

Accessed via a partly glazed upvc door, storage cupboard with hanging space and shelving, door to inner hallway, wooden door to:

#### STORE ROOM

10'2 x 3'10 (3.10m x 1.17m)

Power points, space for tumble dryer, rear aspect wooden partly glazed frosted door out to the garden.

#### INNER HALLWAY

Accessed via a wooden partly glazed frosted door, radiator, power points, door to a further store room, stairs to the first floor landing, partly glazed wooden door to:

#### KITCHEN

10'2 x 8'2 (3.10m x 2.49m)

A range of base, drawer and wall mounted units, built in oven and four ring gas hob, extractor fan, space for washing machine, space for fridge/freezer, power points, one and a half bowl single drainer sink unit with mixer tap over, radiator, front aspect upvc double glazed window, opening through to:

#### DINING ROOM

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

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

#### FURTHER STORE ROOM

8'0 x 6'0 (2.44m x 1.83m)

Power points, currently being used as a gym, could potentially be used for office space.

#### LOUNGE

16'4 x 11'10 (4.98m x 3.61m)

Two radiators, power points, electric feature fireplace, television point, rear aspect upvc double glazed window, aluminium double glazed sliding patio doors to:

#### CONSERVATORY

9'7 x 8'1 (2.92m x 2.46m)

Power points, polycarbonate roof, rear and side aspect upvc double glazed windows, side aspect upvc double glazed door out to the garden.

FROM THE INNER HALLWAY, STAIRS GIVE ACCESS TO THE FIRST FLOOR:

#### LANDING

Power points, access to loft space, door to:

#### BEDROOM 1

12'5 x 9'8 (3.78m x 2.95m)

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

#### BEDROOM 2

9'5 x 8'4 (2.87m x 2.54m)

Radiator, power points, airing cupboard with shelving, front aspect upvc double glazed window.

#### BEDROOM 3

9'6 x 6'7 (2.90m x 2.01m)

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

#### SHOWER ROOM

6'9 x 5'6 (2.06m x 1.68m)

Shower enclosure with Triton electric shower over, close coupled WC, sink with tap over, heated towel rail, built in storage cupboard with downlighters, front aspect upvc double glazed window.

#### OUTSIDE

To the front of the property there is off road parking for 2 cars, a lawn area, flower borders, trees and shrubs. A pathway leads around to the front door and around to the rear garden having patio areas, lawn area, flower borders, mature trees and shrubs, surrounded by fencing.

#### SERVICES

Mains water, electricity, gas and drainage.

#### 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.

#### 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 the Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue along taking the third turning right into Fairways Avenue and take the first turning right into Nash Wash, follow the road around to the right hand side 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)

