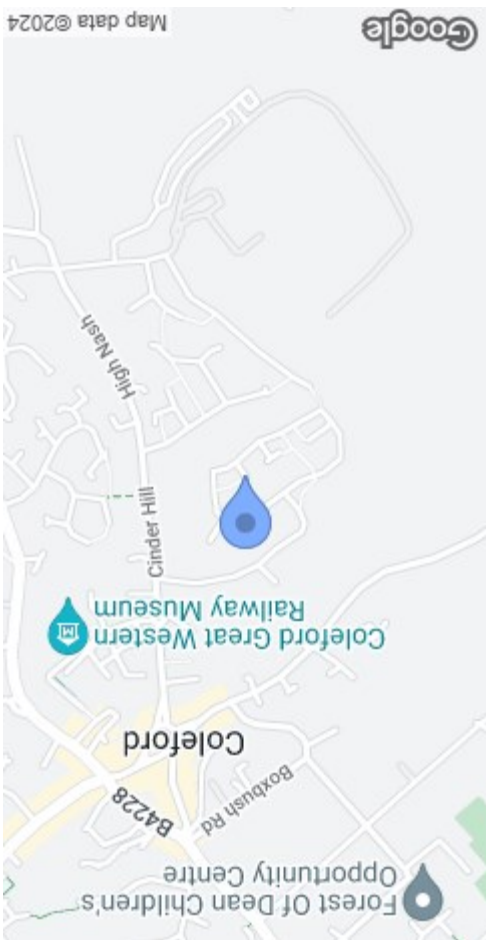




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

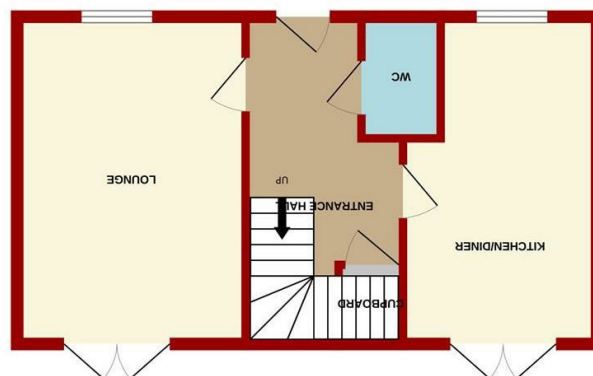
Energy Efficiency Rating	Environment Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (111-120) Yellow-Green C (120-130) Yellow D (130-140) Orange E (140-150) Red-Orange F (150-160) Red G (160-180) Dark Red



Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR



GROUND FLOOR



1 Battle Close
 Coleford GL16 8SF

£290,000

SITUATED IN A QUIET, SOUGHT AFTER POSITION, IS THIS SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE, ENJOYING A GENEROUSLY SIZED, LANDSCAPED GARDEN WHICH IS EXTREMELY PRIVATE, OFF ROAD PARKING AND GARAGE.

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, Bank, 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

6'06 x 15'10 (1.98m x 4.83m)

Property accessed via a composite door, wood effect flooring, radiator, power points, telephone point, stairs leading to first floor landing, under stairs storage cupboard, door leading into;

CLOAKROOM

3'01 x 5'07 (0.94m x 1.70m)

Wood effect flooring, low level W.C, pedestal wash hand basin with tiled splashback, radiator.

KITCHEN/DINER

9'0 x 15'0 (2.74m x 4.57m)

Range of base, drawer and wall mounted units, single bowl single drainer stainless steel sink unit with mixer tap above, integrated oven with four rings hot point electric hob, stainless steel splashback, extractor fan above, space for plumbing for washing machine, space for fridge/freezer, space for dining room table and chairs, radiator, power points, appliance points, part tiled walls, front aspect double glazed UPVC window, rear aspect double glazed UPVC French doors out into the garden on to the patio.

LOUNGE

10'08 x 15'01 (3.25m x 4.60m)

Radiator, power point, television point, front aspect double glazed UPVC window, rear aspect double glazed UPVC French doors out into the garden on to a separate patio.

STAIRS/ LANDING

Rear aspect double glazed UPVC window half way up the stairs. Main landing has power points, door accessing an airing cupboard, access to loft space, door into;

BEDROOM 1

9'01 x 9'0 (2.77m x 2.74m)

Radiator, power point, rear aspect double glazed UPVC window, mirror sliding door into built in wardrobe, door through into;

EN-SUITE

9'00 x 5'10 (2.74m x 1.78m)

Corner shower enclosed by tiling, pedestal wash hand basin with tiled splashback, low level W.C, radiator, front aspect double glazed UPVC frosted window.

BEDROOM 2

10'08 x 8'01 (3.25m x 2.46m)

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

BEDROOM 3

10'08 x 6'09 (3.25m x 2.06m)

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

BATHROOM

6'06 x 6'0 (1.98m x 1.83m)

Suite comprising of panelled bath, pedestal wash hand basin with tiled splashback, low level W.C, radiator, front aspect double glazed UPVC frosted window.

OUTSIDE

The front garden is laid to lawn, a path leads up to the front door of the property. A path also leads up the side of property to a bin storage area and gated access into the rear garden, driveway to the side of the house with parking for three cars leading to:

GARAGE

16'10 x 8'05 (5.13m x 2.57m)

Accessed via up and over door, power and lighting.

Beautifully landscaped south facing rear garden, large patio seating area, laid to lawn, raised decked terrace, timber open fronted garden room with internal wooden shed area, further decked seating area, raised planted flower beds, enclosed by fencing and walling, outside power points.

SERVICES

Mains water, mains gas, mains electric, mains drainage. We understand Gigaclear ultra-fast broadband is available.

WATER RATES

To be advised.

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 up the High Street and continue straight over the roundabout, proceed along Cinderhill, turn right into Hampshire Gardens, continue on Lawley road, turn left to stay on Lawley road, turn right at Royal Gardens, turn right on to Battle Close where the property can be found on the left 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).

