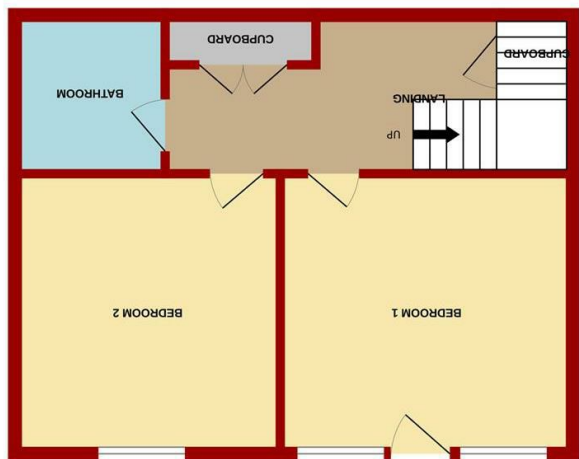
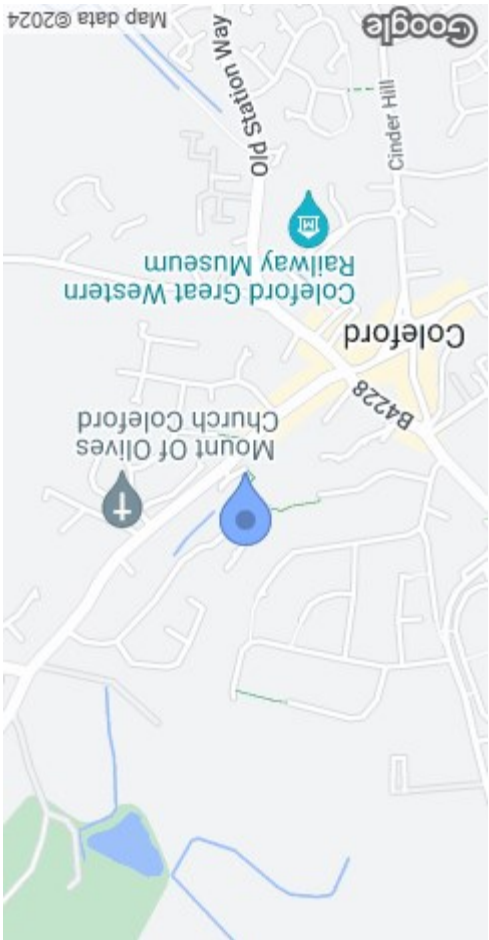




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 93-100 B: 81-92 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 1-10 B: 11-20 C: 21-30 D: 31-40 E: 41-50 F: 51-60 G: 61-70



BASEMENT LEVEL



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

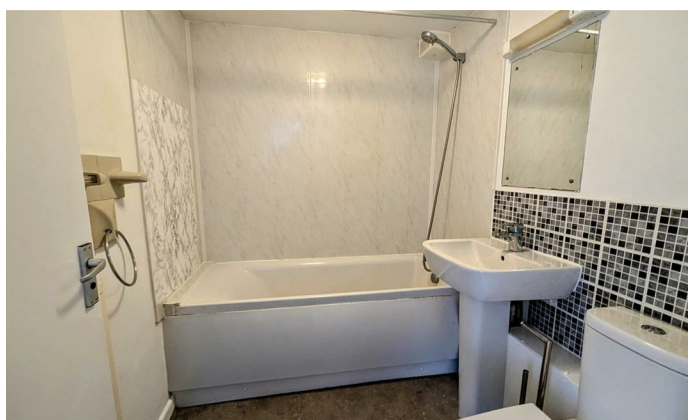


6 Springfield Close
 Coleford GL16 8BB

£190,000

WELL PRESENTED FREEHOLD TWO DOUBLE BEDROOM END TERRACE HOUSE, SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO COLEFORD TOWN CENTRE, BENEFITTING FROM OFF ROAD PARKING AND A PRIVATE ENCLOSED REAR GARDEN, ALL BEING OFFERED WITH NO ONWARD CHAIN.

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 covered porch area which has a door into a cupboard and a part glazed UPVC frosted front door into:

ENTRANCE HALL

21'06 x 5'07 (6.55m x 1.70m)

Door into a cupboard with hanging space for coats, door into airing cupboard which houses a Worcester fired combi boiler, radiator, power point, front aspect double glazed UPVC windows, stairs which lead to the ground floor and a door which leads into:

LOUNGE

16'03 x 12'08 (4.95m x 3.86m)

Radiators, power points, TV point, rear aspect double glazed UPVC window.

KITCHEN

7'01 x 11'10 (2.16m x 3.61m)

Range of base, wall and drawer mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with a mixer tap above, integrated oven with a four ring gas hob above with a stainless steel cooker hood, space and plumbing for mashing machine, space for fridge freezer, access to loft space, rear aspect double glazed UPVC window.

HALLWAY

16'03 x 5'08 (4.95m x 1.73m)

Radiator, power point, under stairs storage cupboard, double doors into a further storage cupboard, door into:

BEDROOM ONE

12'03 x 11'11 (3.73m x 3.63m)

Radiator, power points, TV point, rear aspect double glazed UPVC window door into garden.

From the hallway:

BEDROOM TWO

11'00 x 11'11 (3.35m x 3.63m)

Radiator, power points, TV point, rear aspect double glazed UPVC window

BATHROOM

7'00 x 5'08 (2.13m x 1.73m)

White suite comprising of panelled bath with shower over, pedestal wash hand basin, W.C part tiled walls and radiator.

OUTSIDE

One allocated parking space. The garden is accessed via bedroom one or double gates with vehicle access. Courtyard garden is low maintenance with raised shrub bed with mature trees. All enclosed by fencing.

SERVICES

Mains water, electricity and drainage. Gas heating.

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 Coleford town centre, proceed to the traffic lights and continue straight on to Gloucester Road. Turn left into Springfield Close where the property can be found on the left 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

