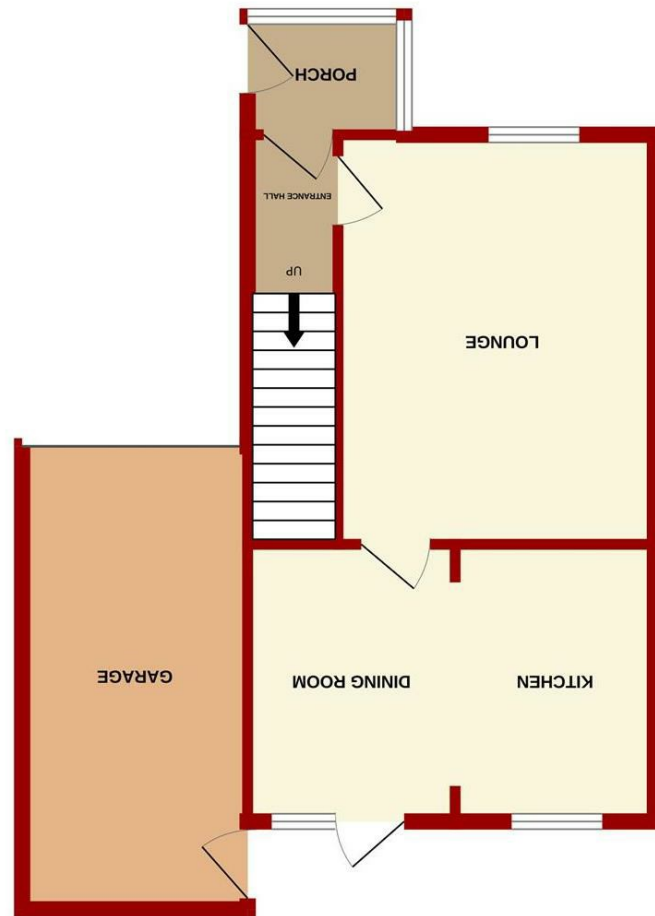
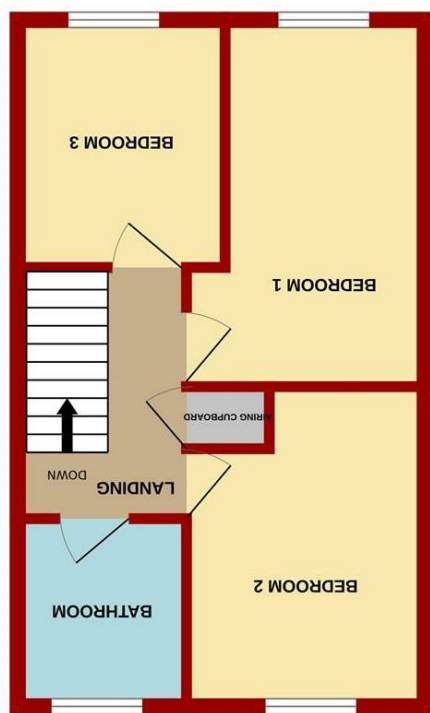
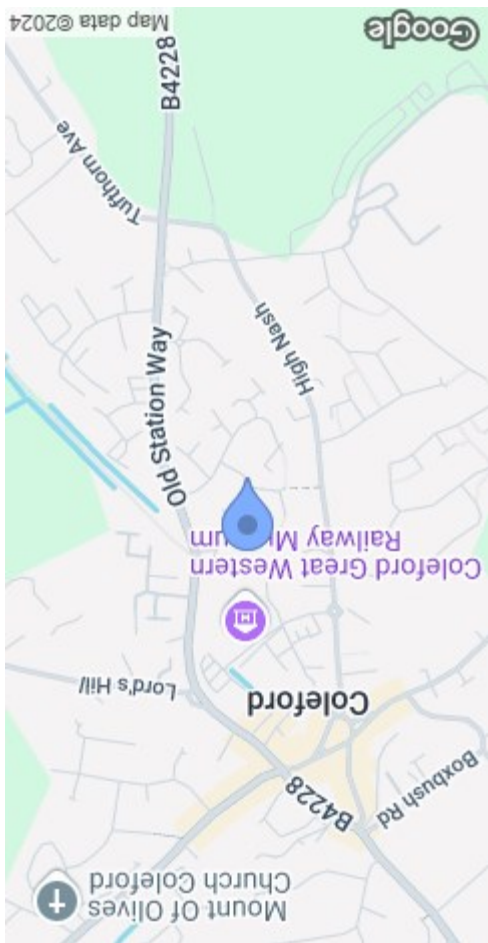




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-47 C: 48-65 D: 66-83 E: 84-101 F: 102-129 G: 130-152

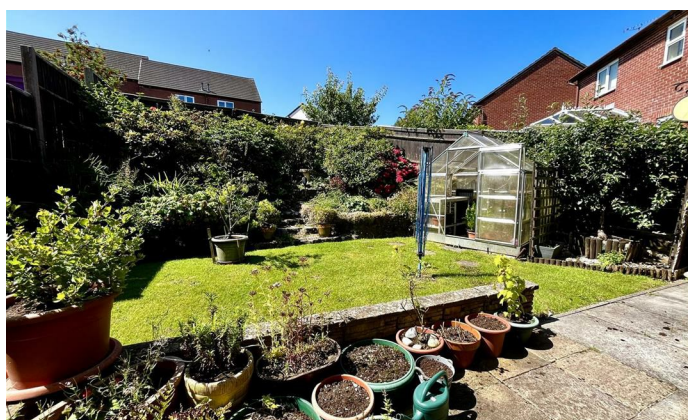


13 Nash Way
 Coleford GL16 8RQ

£235,000

A three bedroom semi detached property close to Coleford town centre with potential to modernise/improve further. Perfect for first time buyers or families. Benefitting from a garage, off-road parking, low maintenance gardens and being sold 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, 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.



Accessed via a partly glazed UPVC door into:

PORCH

5'8 x 4'1 (1.73m x 1.24m)

Side and front aspect double glazed UPVC windows, power points, partly glazed UPVC door giving access into:

ENTRANCE HALLWAY

Comprises of radiator, stairs to first floor landing, alarm system, heating control unit and power points. Partly glazed wooden door giving access into:

LOUNGE

14'10 x 11'6 (4.52m x 3.51m)

Front aspect double glazed UPVC window, radiator, power points, TV point, partly glazed wooden door giving access into:

DINING

10'2 x 7'6 (3.10m x 2.29m)

Under stairs storage cupboard space, power points, radiator, rear aspect double glazed UPVC window, rear aspect double glazed UPVC door giving access out into the rear garden, arched opening into:

KITCHEN

10'1 x 7'3 (3.07m x 2.21m)

Rear aspect double glazed UPVC window, range of wall, drawer and base mounted units, stainless steel one and a half bowl sink drainer with mixer tap over, Glow-Worm boiler, space for oven, space for fridge, built in extractor fan and power points.

From the entrance hallway, stairs giving access to first floor landing which comprises of an airing cupboard space that houses a water tank, loft access space, door giving access into:

BATHROOM

5'6 x 6'6 (1.68m x 1.98m)

Rear aspect double glazed UPVC frosted window, panelled bath with taps over with an electric shower above, sink with tap over, close couple W.C and radiator.

From the landing, door giving access into:

BEDROOM TWO

11'6 x 8'8 (3.51m x 2.64m)

Rear aspect double glazed UPVC window, power points and radiator.

From the landing, door giving access into:

BEDROOM ONE

13'11 x 8'8 (4.24m x 2.64m)

Front aspect double glazed UPVC window, power points and radiator.

From the landing, door giving access into:

BEDROOM THREE

6'6 x 9'1 (1.98m x 2.77m)

Front aspect double glazed UPVC window, internet point, power points and radiator.

GARAGE

8'2 x 16'9 (2.49m x 5.11m)

Accessed via a manual up and over door, power and lighting.

OUTSIDE

The front of the property there is off-road parking for two vehicles. At the rear garden there is a patio area at the bottom, laid to lawn area in the middle with a greenhouse and a flower boarder, steps leading you up to a feature flower area to the top.

SERVICES

Mains Water, Electricity, Drainage, Gas Heating.

WATER RATES

Severn Trent - 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 the Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue taking the third right into Fairways, first right into Nash Way following the road 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.

