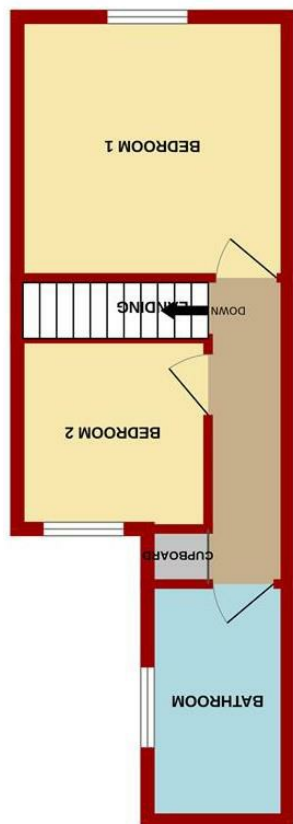




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red E (39-54) Dark Red F (21-38) Very Dark Red G (1-20) Black	 A (10-35) Green B (36-45) Yellow C (46-55) Orange D (56-65) Red E (66-75) Dark Red F (76-85) Very Dark Red G (86-95) Black



11 Forest Road
 Milkwall, Coleford GL16 7LB



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£220,000

A DELIGHTFUL TWO BEDROOM SEMI DETACHED COTTAGE, FULL TO THE BRIM WITH CHARACTER FEATURES, ENJOYING A SPACIOUS KITCHEN AND DINING AREA, SOUGHT AFTER VILLAGE LOCATION, OFF ROAD PARKING AND GENEROUS REAR GARDEN, ALL BEING OFFERED WITH NO ONWARD CHAIN.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and Football Club.

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



Property is accessed via a UPVC door into:

LOUNGE

11'01 x 10'09 (3.38m x 3.28m)

Radiator, power points, TV point, coving, feature fire place which is currently not in use but does have a flute and a wood burner could be fitted. Front aspect double glazed UPVC window with attractive window seat. Part glazed wooden door which gives access into:

DINING ROOM

11'00 x 10'04 (3.35m x 3.15m)

Tiled flooring, radiator, power points, telephone point, stairs which lead up to the first floor landing, side aspect double glazed UPVC window. Opening through into:

KITCHEN

9'06 x 12'00 (2.90m x 3.66m)

Newly fitted kitchen comprising a built in breakfast bar between the archway of the kitchen and dining room, range of wall, drawer and base mounted units, rolled edge worktops, four ring induction hob with stainless steel splashback and stainless steel cooker hood above, integrated fridge and freezer, integrated washing machine, single bowl single drain sink unit with a mixer tap above, power points, appliance points, part tiled walls, wall mounted Worcester combi boiler, coving, side aspect double glazed UPVC window, side aspect double glazed UPVC door giving access out to the rear garden.

LANDING

Comprises of power points, radiator, access to loft space and a curtain which gives access into a lining cupboard with shelving. Door into:

BEDROOM ONE

10'10 x 10'06 (3.30m x 3.20m)

Radiator, power points, exposed beam and front aspect double glazed UPVC window.

BEDROOM TWO

8'00 x 7'04 (2.44m x 2.24m)

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

BATHROOM

5'09 x 8'05 (1.75m x 2.57m)

Suite comprising of panelled bath with shower above, W.C, pedestal wash hand basin, radiator, part tiled walls, side aspect double glazed UPVC frosted window.

OUTSIDE

At the front of the property there is a gravel driveway with off-road parking for one car.

Gated access to the side of the property where there is a gravel pathway leading to the west-facing rear garden. From here we have a lower gravelled area with an outside tap and then steps up to the main rear garden which has a large patio seating area, large lawn, mature flower beds and path leading to:

WORKSHOP/ OUTHOUSE

9'10 x 7'03 (3.00m x 2.21m)

Power and lighting, potential to use for a utility area.

SHED

4'11 x 6'10 (1.50m x 2.08m)

SERVICES

Mains Water, Electricity, Drainage and Gas Heating

WATER RATES

Severn Trent - to be advised

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, turn right at the traffic lights signposted Lydney/Chepstow. Continue along until reaching the next set of traffic lights and turn left onto Tuffthorn Avenue. Follow this road turning left onto Edenwall Road, continue down and turn right onto Forest Road. Proceed along Forest Road where the property can be located on the right 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.

