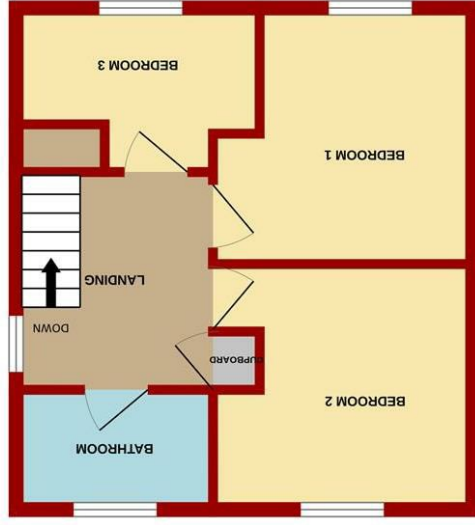
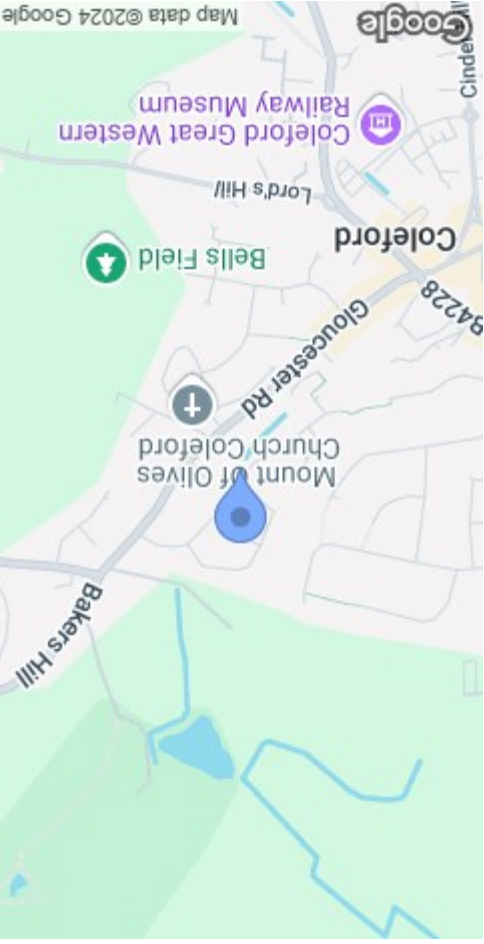


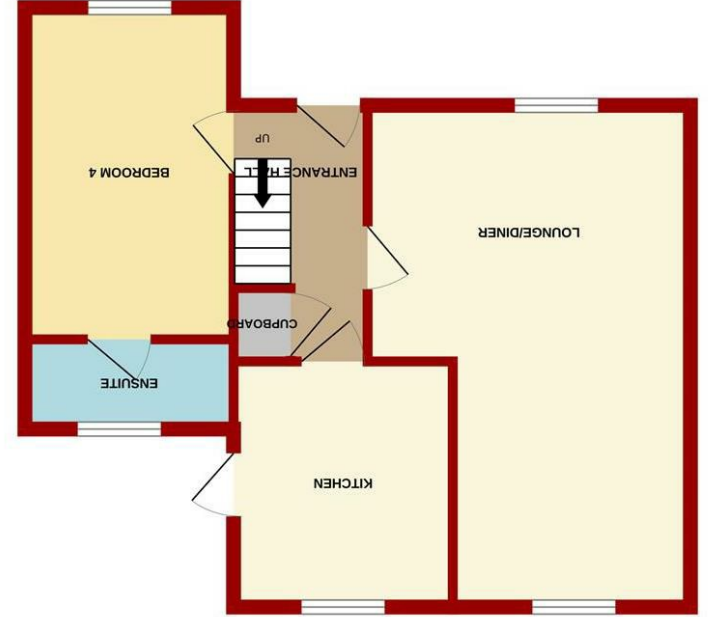


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (100-149) Green B (150-199) Yellow C (200-249) Orange D (250-299) Red-Orange E (300-349) Red F (350-399) Dark Red G (400-449) Black



1ST FLOOR



GROUND FLOOR

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



24 Poolway Place
 Coleford GL16 8DF

Offers Over £250,000

A WELL PRESENTED THREE/ FOUR BEDROOM LINK DETACHED PROPERTY SITUATED CLOSE TO COLEFORD TOWN CENTRE. PROPERTY IS BENEFITTING FROM NO ONWARD CHAIN. POTENTIAL DOWNSTAIRS BEDROOM FOUR/ OFFICE SPACE WITH ENSUITE. EASY MAINTENANCE GARDENS. OFF ROAD PARKING FOR ONE CAR AND AN OUTBUILDING.

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.



Property is accessed via a partly glazed UPVC door into:

ENTRANCE HALLWAY

The hallway comprises of a radiator, power points and stairs to first floor landing. Door giving access into:

BEDROOM FOUR/ OFFICE

12'11 x 9'1 (3.94m x 2.77m)

Front aspect double glazed UPVC window, radiator and power points. Door giving access into:

EN SUITE

9'1 x 3'10 (2.77m x 1.17m)

Rear aspect double glazed UPVC frosted window, close coupled W.C, sink with tap over, a walk in shower with a shower attachment over, extractor fan and a mini radiator.

From the entrance hallway, door giving access into:

LOUNGE/ DINER

24'4 x 10'8 (7.42m x 3.25m)

Front and rear aspect double glazed UPVC windows, two radiators, power points, TV point, TV gas fireplace with surround.

From the entrance hallway, door giving access into:

KITCHEN

8'10 x 10'4 (2.69m x 3.15m)

Rear and side aspect double glazed UPVC window, range of wall, drawer and base mounted units, one and a half bowl stainless steel single drainer unit with mixer tap over, gas four ring hob, built in oven, built in extractor fan, space for fridge freezer, space for washing machine.

From the entrance hallway, stairs giving access to the first floor landing which comprises of side aspect double glazed UPVC window, airing cupboard space housing your ideal combination boiler, loft access space. Door giving access into:

BATHROOM

7'0 x 5'6 (2.13m x 1.68m)

Rear aspect double glazed UPVC frosted window, tiled flooring, panelled bath with bath taps over, shower attachment above and a tiled splashback, radiator, close coupled W.C.

From the landing, door giving access into:

BEDROOM TWO

11'2 x 9'10 (3.40m x 3.00m)

Rear aspect double glazed UPVC window, radiator, power points, TV point.

From the landing, door giving access into:

BEDROOM ONE

12'10 x 11'2 (3.91m x 3.40m)

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

From the landing, door giving access into:

BEDROOM THREE

8'1 x 8'1 (2.46m x 2.46m)

Front aspect double glazed UPVC window, radiator, power points, over the stairs cupboard space.

OUTSIDE

The front of the property had double gates giving access into the property, there is parking for two cars, laid to lawn area, pathway which leads up to the front door, side access, surrounded by fencing and hedging.

There is an outbuilding with a front aspect wooden single glazed window, power and lighting, a tin roof and is accessed via a UPVC door.

In the rear garden there is a patio area at the bottom with patio slabs,

this leads up to a ramp which gives access up to the main part of the lawn which is a raised patio area and AstroTurf, flower boarder at the rear, all surrounded by fencing.

SERVICES

Mains Water, Electricity, Drainage, Gas Heating.

WATER RATES

Severn Trent.

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 our Coleford office proceed to traffic lights and go straight over onto Gloucester Road. Continue up the hill taking a left into Poolway Place. Follow the road around to the left where the property can be found 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)