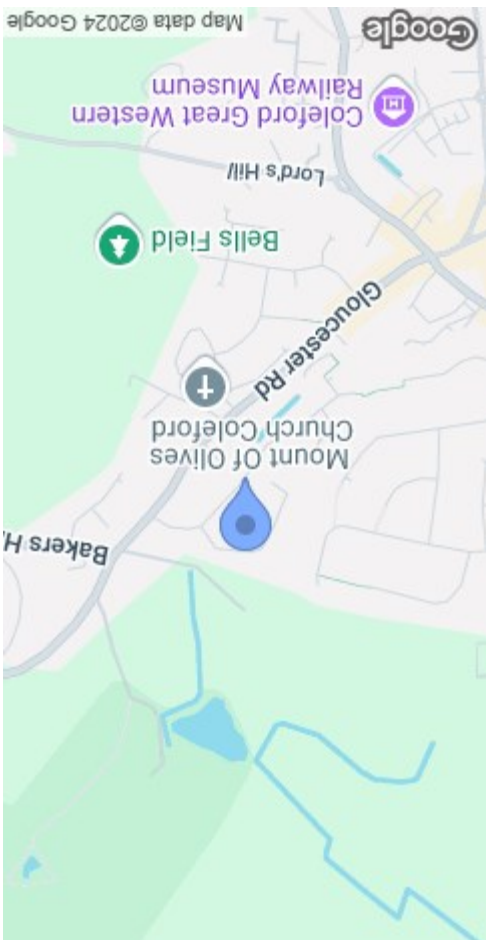




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Very Energy Efficient - Low Energy 2008	A
Energy Efficient - Low Energy 2008	B
Decent Energy Efficiency 2008	C
Below Average Energy Efficiency 2008	D
Poor Energy Efficiency 2008	E
Very Poor Energy Efficiency 2008	F
Extremely Poor Energy Efficiency 2008	G
Minimum Energy Efficiency 2008	H
Minimum Energy Efficiency 2008	I
Minimum Energy Efficiency 2008	J
Minimum Energy Efficiency 2008	K
Minimum Energy Efficiency 2008	L
Minimum Energy Efficiency 2008	M
Minimum Energy Efficiency 2008	N
Minimum Energy Efficiency 2008	O
Minimum Energy Efficiency 2008	P
Minimum Energy Efficiency 2008	Q
Minimum Energy Efficiency 2008	R
Minimum Energy Efficiency 2008	S
Minimum Energy Efficiency 2008	T
Minimum Energy Efficiency 2008	U
Minimum Energy Efficiency 2008	V
Minimum Energy Efficiency 2008	W
Minimum Energy Efficiency 2008	X
Minimum Energy Efficiency 2008	Y
Minimum Energy Efficiency 2008	Z

Environmental Impact (CO ₂) Rating	
Very Low	A
Low	B
Medium	C
High	D
Very High	E
Extremely High	F
Extremely High	G
Extremely High	H
Extremely High	I
Extremely High	J
Extremely High	K
Extremely High	L
Extremely High	M
Extremely High	N
Extremely High	O
Extremely High	P
Extremely High	Q
Extremely High	R
Extremely High	S
Extremely High	T
Extremely High	U
Extremely High	V
Extremely High	W
Extremely High	X
Extremely High	Y
Extremely High	Z



17 Poolway Place
 Coleford GL16 8DF

Guide Price £220,000

Beautifully presented two-bedroom semi-detached property, ideally located just a short stroll from the vibrant Coleford Town Centre. Upon entering, you will be greeted by a generous-sized lounge, perfect for relaxing and entertaining. The property benefits from a large double garage, complete with an office space within, providing an ideal setting for remote work or hobbies. This versatile space adds incredible value and functionality to the home, catering to modern lifestyles. Outside is a good-sized front and back garden.

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 access via a partly glazed UPVC door into:

PORCH

7'0 x 3'10 (2.13m x 1.17m)

Side, front and rear aspect UPVC double glazed windows, partly glazed wooden door giving access into:

ENTRANCE HALLWAY

Hallway comprises of a radiator space, cupboard space housing a Valliant boiler, power points, internet point and a fuse box. Door giving you access into:

LOUNGE

16'5 x 13'0 (5.00m x 3.96m)

Power points, television point, Hive heating system, rear aspect UPVC double glazed window, rear aspect door giving access into the sunroom. Partly frosted wooden door giving access into:

KITCHEN

7'8 x 9'8 (2.34m x 2.95m)

Front aspect UPVC double glazed window, range of wall, drawer and base mounted units, built in oven, hob and extractor fan, washing machine, dishwasher, power points, stainless steel one and a half bowl drainer unit with tap over, space for fridge freezer and a radiator. Door giving access into:

SUN ROOM

7'10 x 8'4 (2.39m x 2.54m)

Side and rear aspect UPVC double glazed windows, UPVC double glazed Velux window, side aspect door giving access outside into the rear garden.

From the Lounge you have stairs giving you access onto the first floor landing.

FIRST FLOOR LANDING

First floor landing comprises of loft access space, power points and a door giving access into:

BATHROOM

5'11 x 5'5 (1.80m x 1.65m)

Front aspect wooden single glazed Velux window, panelled bath with an electric shower attachment over, vanity wash hand basin unit with tap over, close couple W.C, heated towel rail.

From the landing there is a door giving you access into:

BEDROOM ONE

9'9 x 9'10 (2.97m x 3.00m)

Rear aspect UPVC double glazed window, radiator, power points, television points, wardrobe spaces.

BEDROOM TWO

6'8 x 9'10 (2.03m x 3.00m)

Side aspect UPVC double glazed window, radiator, power points, television point, several cupboard spaces.

REAR GARDEN

Garden comprises of AstroTurf area to rear, steps giving access up to a patio area, further steps lead up to another AstroTurf area which is perfect for outdoor seating. There is a laid to lawn area at the top which includes two sheds. Garden is surrounded by fencing. Side aspect gate leading out to side and a door which gives access into:

GARAGE

15'9 x 21'1 (4.80m x 6.43m)

Accessed via an up and over door, power and lighting, large amount of storage space above. Wooden door which gives access into:

OFFICE

7'10 x 11'9 (2.39m x 3.58m)

Front aspect UPVC double glazed window, power points and an air conditioning unit.

NOTES

Loft has a ladder, lighting and is boarded.

SERVICES

Mains water, electricity, gas and drainage. Fibre broadband.

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 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 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)