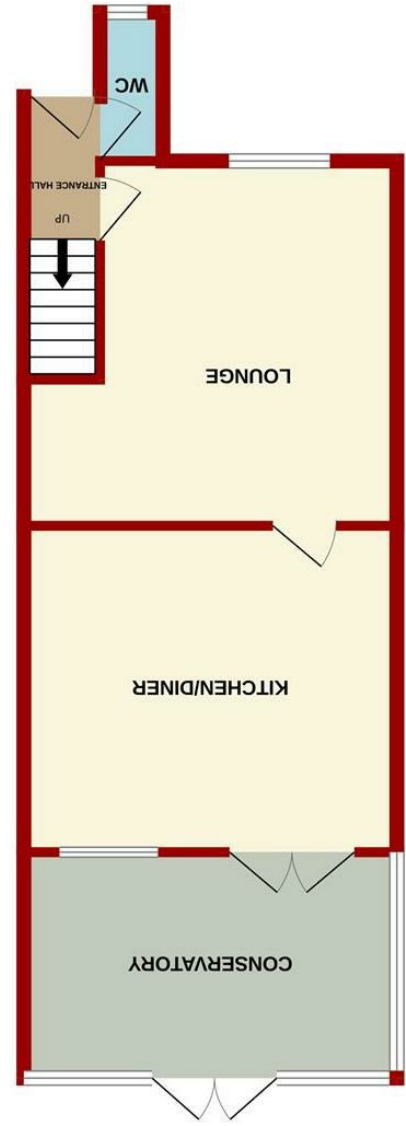
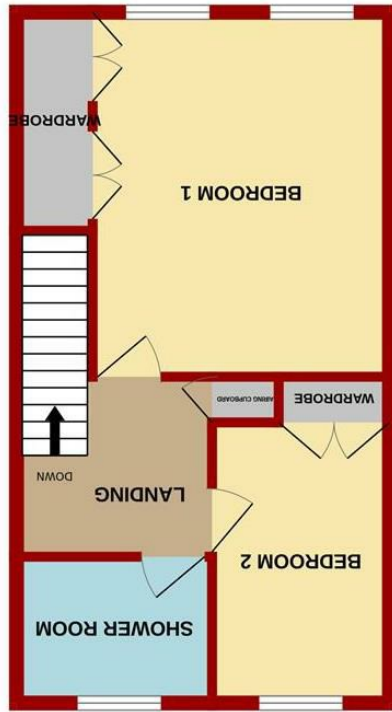
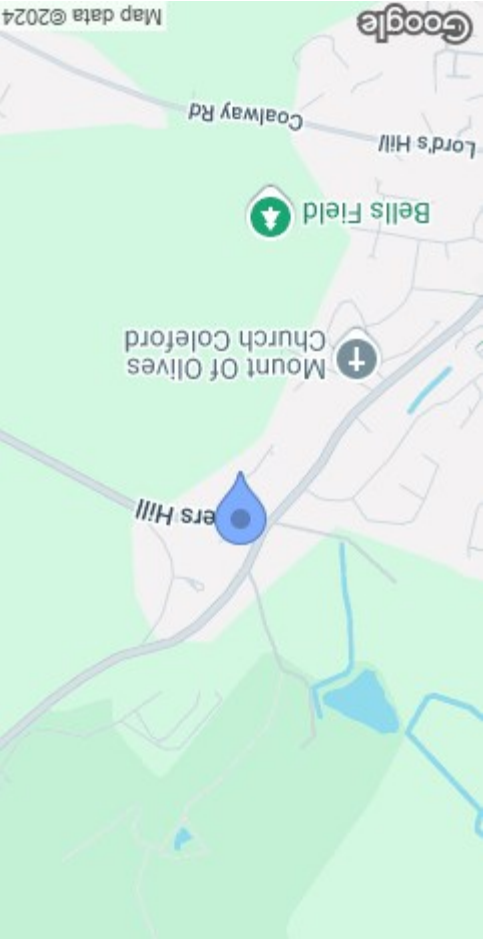




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) 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: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95

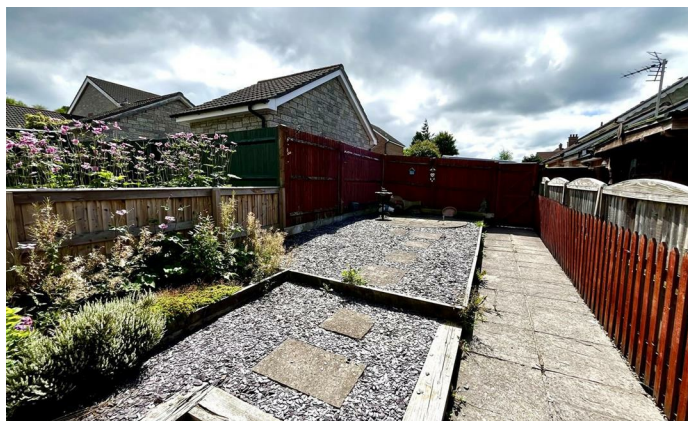


24 The Paddocks  
 Coleford GL16 7PX

**£225,000**

A WELL APPOINTED TWO BEDROOM MID TERRACED PROPERTY LOCATED JUST A SHORT WALK FROM COLEFORD TOWN CENTRE. THE PROPERTY IS BENEFITTING FROM A GARAGE, LOW MAINTENANCE GARDENS, KITCHEN/ DINING SPACE AND 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.



Accessed via partly glazed UPVC door into:

**ENTRANCE HALLWAY**

Radiator, stairs to first floor landing, door giving access into:

**CLOAKROOM**

2'06 x 5'10 (0.76m x 1.78m)

Front aspect double glazed UPVC frosted window, close coupled W.C, vanity wash hand basin unit with tap over, radiator and fuse box.

From the hallway, door giving access into:

**LOUNGE**

14'04 x 12'11 (4.37m x 3.94m)

Radiator, power points, TV point, front aspect double glazed UPVC window, door giving access into:

**KITCHEN**

9'11 x 12'11 (3.02m x 3.94m)

Range of wall, drawer and base mounted units, space for washing machine, built in oven and four ring gas hob with extractor fan over, plastic double drainer unit with tap over, built in Beko dish washer, power points and rear aspect double glazed UPVC window, double glazed UPVC patio doors giving access into:

**CONSERVATORY**

11'01 x 9'00 (3.38m x 2.74m)

Front and side aspect double glazed UPVC windows, radiator, power points and a polycarbonate roof, rear aspect double glazed UPVC patio doors giving access out to the garden.

From the hallway, stairs leading up to:

**LANDING**

Power points, loft access space, cupboard housing Worcester combination boiler, door giving access into:

**SHOWER ROOM**

6'02 x 5'06 (1.88m x 1.68m)

Walk in shower with mains rainfall shower head above, close coupled W.C, vanity wash hand basin unit with mixer tap over, rear aspect double glazed UPVC frosted window, extractor fan.

**BEDROOM ONE**

11'00 x 10'11 (3.35m x 3.33m)

Two front aspect double glazed UPVC windows, radiator, power points and built in wardrobes.

**BEDROOM TWO**

10'09 x 6'06 (3.28m x 1.98m)

Rear aspect double glazed UPVC window, power points, wardrobe space.

**OUTSIDE**

Low maintenance garden, stone chipping area, raised patio area to the top, pathway leading out to the back gates which leads to parking for one car in front of the garage.

**GARAGE**

8'08 x 17'05 (2.64m x 5.31m)

Access via a electric up and over door, power and lighting.

**SERVICES**

Mains gas, electric, drainage & water.

**WATER RATES**

Severn Trent

**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 go straight on towards Gloucester Road. Continue along this road until you reach Bakers Hill junction where you will take a right. The property can be found immediately on your right hand side via our For Sale board.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

