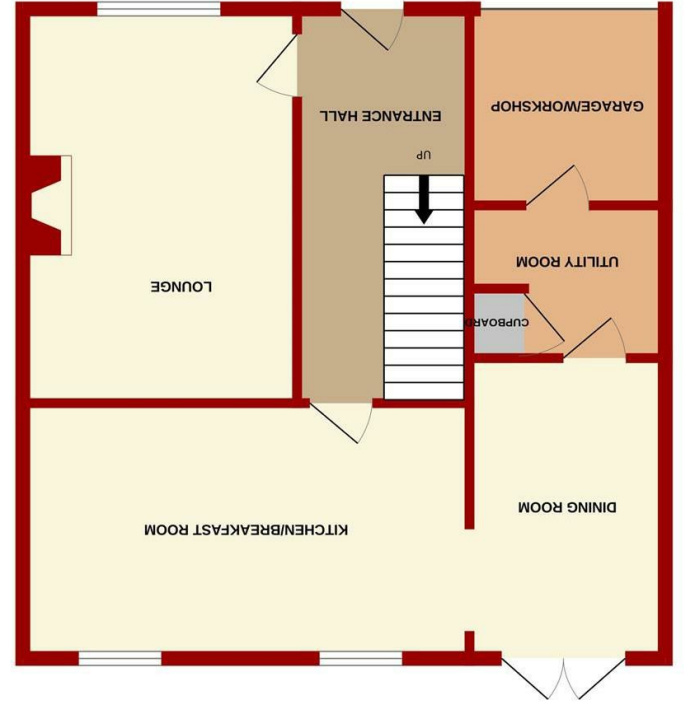
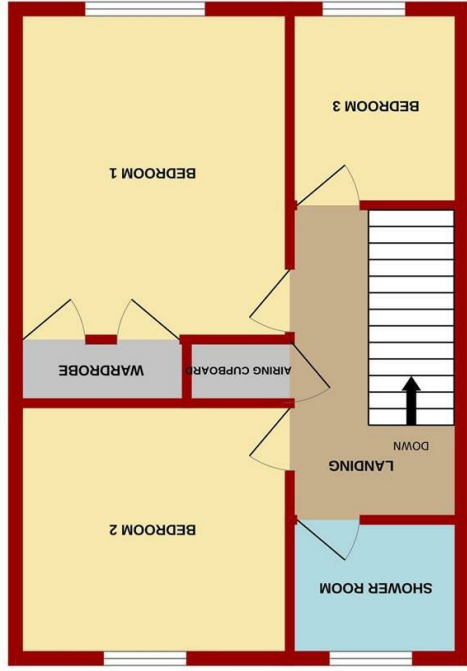
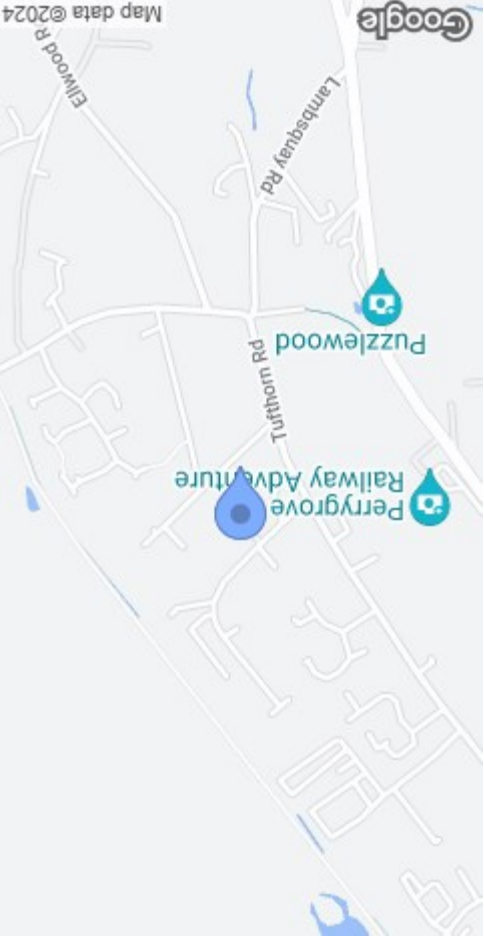




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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



11 Edenwall Road
 Milkwall, Coleford GL16 7LA

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£325,000

This beautifully presented three-bedroom semi-detached home boasts modern comfort and style, featuring a stunning kitchen/breakfast area and a separate dining room perfect for family gatherings. The property includes three generously sized bedrooms and an impressive rear garden, which serves as an outdoor entertaining area benefitting from a seating area, an under-cover pergola for shaded relaxation, and a large laid-to-lawn area. Impeccably maintained with current vendors having enjoyed the house for 32 years.

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, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via partly glazed double glazed UPVC frosted door into:

ENTRANCE HALLWAY

Stairs to first floor landing, radiator, power points, internet point, door giving access into:

LOUNGE

15'09 x 10'11 (4.80m x 3.33m)

Front aspect double glazed UPVC window, radiator, power points, TV point, electric fireplace. Door giving access into:

KITCHEN/ BREAKFAST ROOM

17'09 x 10'02 (5.41m x 3.10m)

Two rear aspect double glazed UPVC windows, stainless steel double drainer unit with mixer tap over, cupboard housing the Worcester combination boiler (serviced 14th August 2024), space for fridge freezer, Leisure range cooker comprising of a double oven with seven ring gas hob and grill, a range of wall, drawer and base mounted units, power points, extractor fan, built in dish washer, inset ceiling spot lights, under counter spotlights. Opening into:

DINING ROOM

7'10 x 11'03 (2.39m x 3.43m)

Rear aspect double glazed UPVC patio doors leading out to the garden, radiator, power points. Door giving access into:

UTILITY ROOM

7'06 x 6'02 (2.29m x 1.88m)

Base mounted units with space and plumbing for washing machine and tumble dryer, built in cupboard space, inset ceiling spotlights, radiator, rear aspect partly glazed frosted door which gives access out to:

GARAGE/ WORKSHOP

6'03 x 7'10 (1.91m x 2.39m)

Outdoor access via a manual up and over door, strip lighting and power points.

From the entrance hallway, stairs leading up to the landing.

LANDING

Side aspect double glazed UPVC window, loft access space, airing cupboard space. Door giving access into:

SHOWER ROOM

6'11 x 5'06 (2.11m x 1.68m)

Rear aspect double glazed UPVC frosted window, close coupled W.C, vanity wash hand basin unit with mixer tap over, walk in shower with a rainfall shower over hand plus handheld shower which runs off the mains, inset ceiling spotlights, heated towel rail and an extractor fan.

From the landing, doors giving access to all bedrooms.

BEDROOM ONE

11'09 x 10'05 (3.58m x 3.18m)

Front aspect double glazed UPVC window, TV point, power points, radiator, two doors accessing into wardrobe with shelving and hanging options and lighting.

BEDROOM TWO

9'10 x 10'06 (3.00m x 3.20m)

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

BEDROOM THREE

8'01 x 7'08 (2.46m x 2.34m)

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

OUTSIDE

To the front of the property there is a stone chipping area, a driveway for several cars.

From the dining room there are patio doors giving access out to the rear garden which steps out on to a wooden decking area, followed by a slabbed pathway to the left side leading to the bottom of the garden where there is a laid to lawn area, a garden shed and a raised vegetable patch. To the middle of the garden there is a sectioned wooden decking area and an under cover pergola that has outdoor power. To the right of the garden there is a slate chipping area. The garden is enclosed by fencing.

SERVICES

Mains Water, Electricity, Drainage and 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.

VIEWING

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 towards Tufthorne Avenue. Follow this road turning left onto Edenwall Road and continue along where the property can be found on the left 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)

