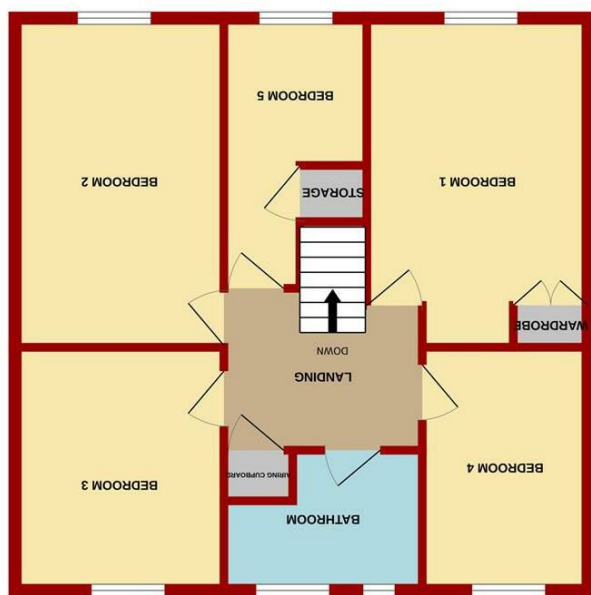




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 kWh/m <sup>2</sup> (new energy cost) B: 81-91 kWh/m <sup>2</sup> C: 69-80 kWh/m <sup>2</sup> D: 55-68 kWh/m <sup>2</sup> E: 41-54 kWh/m <sup>2</sup> F: 27-40 kWh/m <sup>2</sup> G: 13-26 kWh/m <sup>2</sup>	 A: 10-35 g/kWh B: 36-45 g/kWh C: 46-55 g/kWh D: 56-65 g/kWh E: 66-75 g/kWh F: 76-85 g/kWh G: 86-100 g/kWh

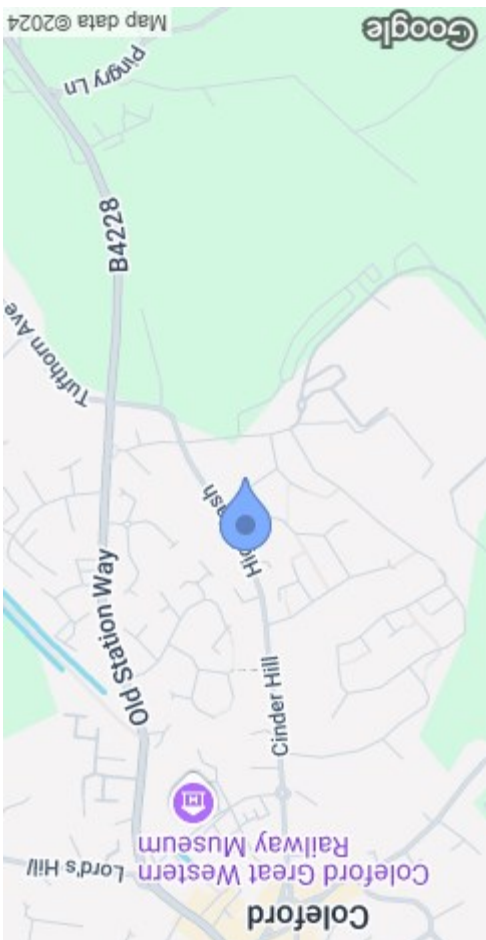
Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



6 Fairfield Close  
 Coleford GL16 8HR

**£335,000**

FIVE BEDROOM DETACHED FAMILY HOME AT THE END OF A QUIET CUL-DE-SAC. SPACIOUS LIVING ACCOMMODATION THROUGHOUT, SCOPE TO IMPROVE/MODERNISE, ALL BEING OFFERED WITH 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, 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.



**ENTRANCE HALLWAY**

14'10 x 5'06 (4.52m x 1.68m)  
Radiator, power point, stairs leading to first floor, door into:

**CLOAKROOM**

Low level W.C., wall mounted wash hand basin with tiled splash back.

**LOUNGE**

14'10 x 11'11 (4.52m x 3.63m)  
From the entrance hall, door leads in to the lounge. Feature gas fireplace, radiator, power point, T.V point, BT internet point, picture rails, front aspect double glazed window. Door leading into:

**DINING ROOM**

11'01 x 9'05 (3.38m x 2.87m)  
Radiator, power point, rear aspect sliding double glazed UPVC doors which lead out into the back garden. Door though into:

**KITCHEN/DINER**

16'05 x 11'0 (5.00m x 3.35m)  
A range of base, wall and drawer mounted units, rolled edged worktops, single bowl single drain stainless steel sink unit with a mixer tap above, space for plumbing washing machine, space for fridge/freezer, space for cooker, wall mounted Glow Worm gas fired boiler, part tiled walls, power point, appliance points, space for dining table and chairs, radiator, rear aspect double glazed windows and double glazed frosted door into the garden. Under stairs storage cupboard.

**LANDING**

Stairs lead up onto the landing. Power point, door into airing cupboard with hot water tank and shelving, access into loft space. Door into:

**BEDROOM ONE**

13'02 x 10'0 (4.01m x 3.05m)  
Radiator, power points, built in wardrobes, front aspect double glazed window.

**BEDROOM TWO**

14'09 x 8'10 (4.50m x 2.69m)  
Radiator, power points, front aspect double glazed window.

**BEDROOM THREE**

11'03 x 10'02 (3.43m x 3.10m)  
Radiator, power points, rear aspect double glazed window

**BEDROOM FOUR**

11'0 x 7'06 (3.35m x 2.29m)  
Radiator, power points, rear aspect double glazed window.

**BEDROOM FIVE**

11'06 x 8'08 (3.51m x 2.64m)  
Radiator, power point, built in storage cupboard, front aspect double glazed window.

**BATHROOM**

9'10 x 8'0 (3.00m x 2.44m)  
White suite comprising of panelled bath, W.C., corner shower unit enclosed by tiling, pedestal wash hand basin, radiator, rear aspect double glazed frosted windows.

**Outside**

To the front of the property there is a driveway with off road parking for 2 cars. The front garden is laid to lawn with mature shrubs, gated access to the side and rear of property. An up and over door which gives access into:

**GARAGE**

16.11x10.0 (4.88m.3.35mx3.05m.0.00m)  
With power and lighting.

**REAR GARDEN**

Enclosed by fencing and shrubs, mostly laid to lawn, mature flower boarders, patio with pergola.

**SERVICES**

Mains water, mains electric, mains drainage, mains gas.

**WATER RATES**

Severn Trent - to be confirmed.

**LOCAL AUTHORITY**

Council Tax Band: D.  
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 town centre proceed up the High Street and continue straight over the roundabout, proceed along Cinderhill and into High Nash and turn right into Rock Lane, turn right into Bessemer Close then another right into Fairfield close and drive to the bottom of the cul-de-sac where the property can be found in the right side.

**PROPERTY SERVEYS**

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