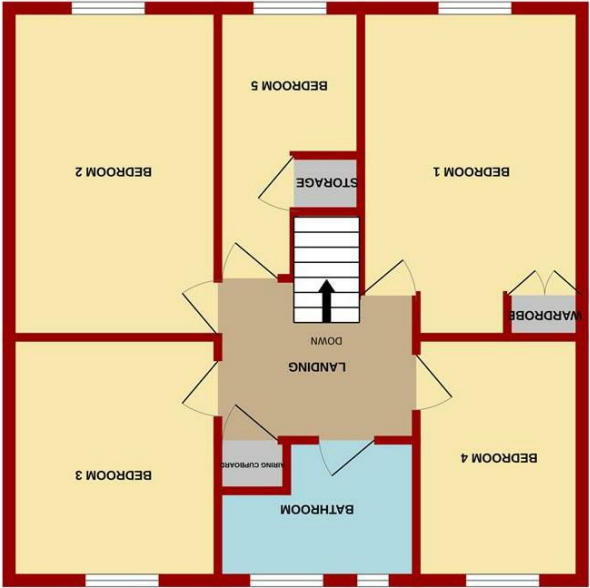
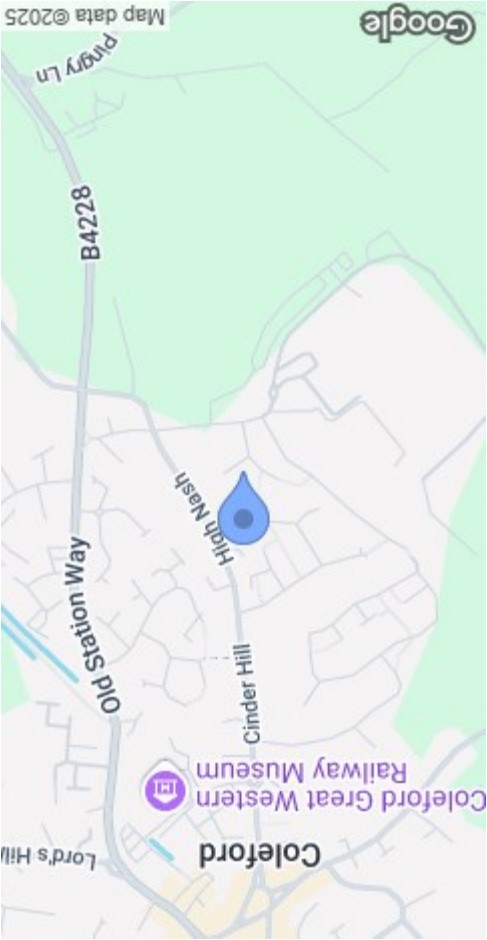


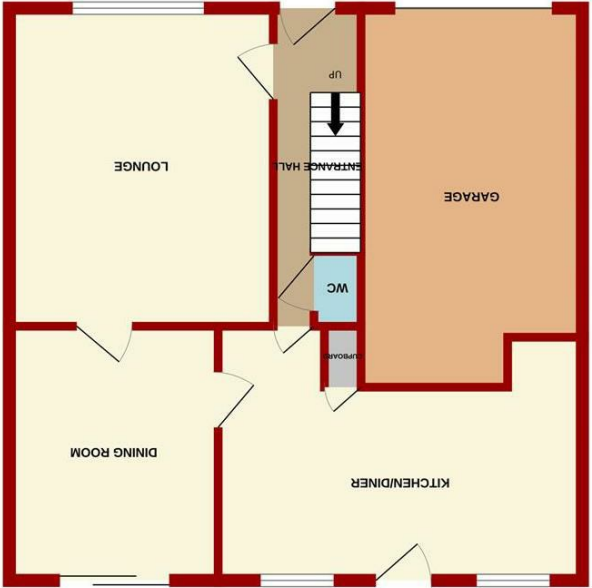
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
Energy Efficiency Rating		82	
Energy Efficiency Rating		71	
Energy Efficiency Rating		60	
Energy Efficiency Rating		50	
Energy Efficiency Rating		40	
Energy Efficiency Rating		30	
Energy Efficiency Rating		20	
Energy Efficiency Rating		10	
Energy Efficiency Rating		0	

Environmental Impact (CO ₂) Rating		Current	Target
Environmental Impact (CO ₂) Rating		B	
Environmental Impact (CO ₂) Rating		C	
Environmental Impact (CO ₂) Rating		D	
Environmental Impact (CO ₂) Rating		E	
Environmental Impact (CO ₂) Rating		F	
Environmental Impact (CO ₂) Rating		G	
Environmental Impact (CO ₂) Rating		H	
Environmental Impact (CO ₂) Rating		I	
Environmental Impact (CO ₂) Rating		J	



1ST FLOOR



GROUND FLOOR



6 Fairfield Close
Coleford GL16 8HR

£315,000

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 steal 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 boards, 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)