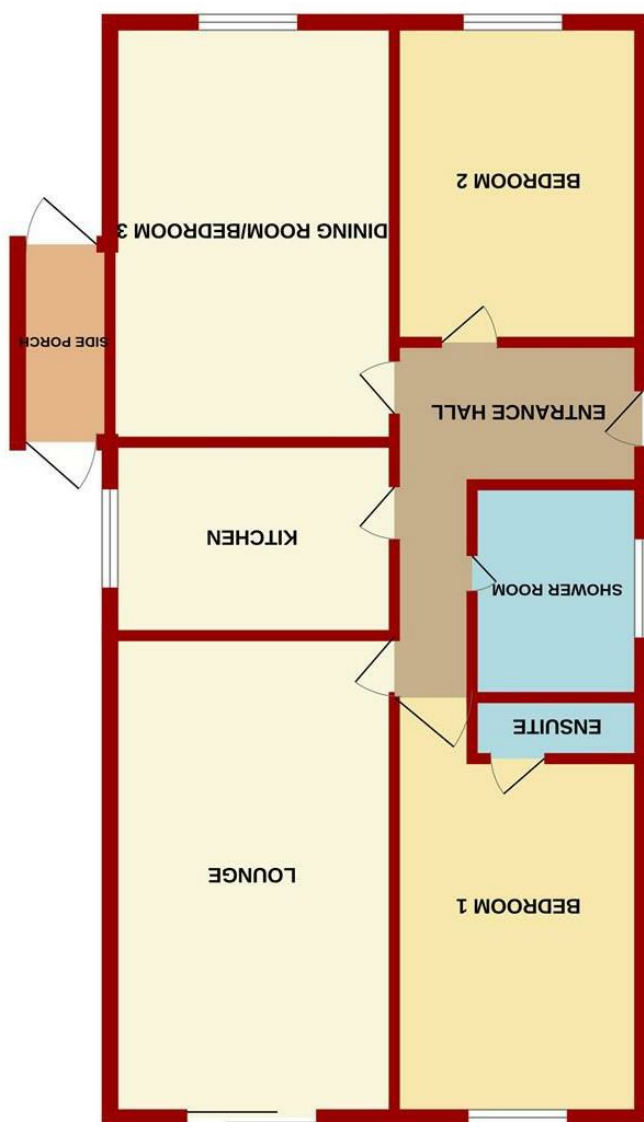
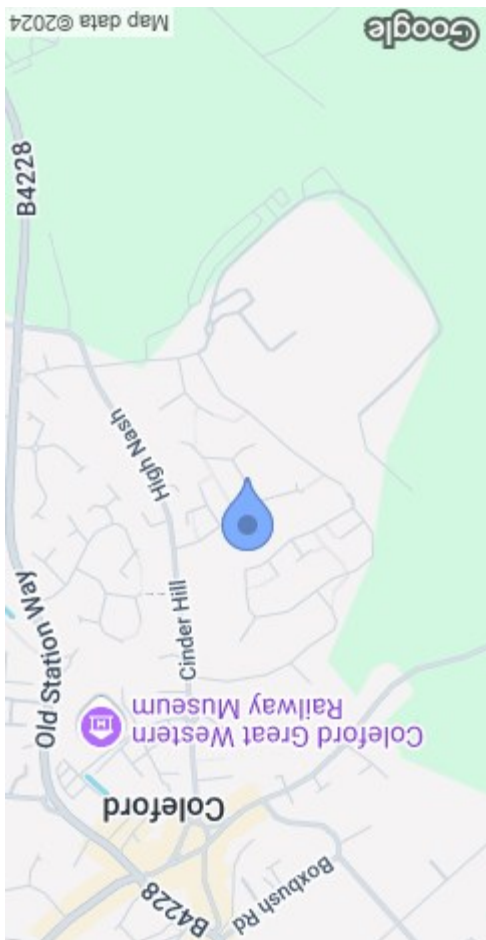




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



43 The Links
 Coleford GL16 8HX

£275,000

This beautifully presented no chain extended two/three bedroom detached bungalow located in a peaceful end of cul-de-sac location and a short walk to Coleford Town Centre. The property benefits from master bedroom with en suite for added convenience, modern fitted shower room and good size lounge with nice outlook towards the garden with generous parking for several vehicles and a garage equipped with a workshop. Outside the property benefits from private easy low maintenance gardens.

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.



Property is accessed via partly glazed UPVC door into:

ENTRANCE HALLWAY

Radiator, power points, door giving access into:

BEDROOM TWO

11'07 x 8'10 (3.53m x 2.69m)

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

BEDROOM THREE/ DINING ROOM

10'04 x 14'08 (3.15m x 4.47m)

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

REAR PORCH

3'03 x 6'11 (0.99m x 2.11m)

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

INNER HALLWAY

Cupboard space, loft access space and inset ceiling spotlights. Door giving access into:

KITCHEN

6'10 x 10'05 (2.08m x 3.18m)

Side aspect double glazed UPVC frosted window, range of wall, drawer and base mounted units, built in four gas ring hob, built in oven, built in extractor fan, stainless steel drainer unit with tap over, space for washing machine, space for under counter fridge and freezer, Valiant boiler, fuse box, inset ceiling spotlights.

SHOWER ROOM

5'08 x 6'00 (1.73m x 1.83m)

Walk in shower with rainfall shower head and hand held shower

attachment, close coupled W.C, vanity wash hand basin unit with tap over, heated towel rail, shaver point, inset ceiling spotlights and extractor fan.

LOUNGE

17'05 x 10'05 (5.31m x 3.18m)

Rear aspect sliding doors giving access out to the garden, radiator, power points, TV point, gas fireplace with feature fireplace surround.

BEDROOM ONE

14'03 x 8'10 (4.34m x 2.69m)

Rear aspect double glazed UPVC window, radiator, power points and a door giving access into:

EN SUITE

3'05 x 5'08 (1.04m x 1.73m)

Walk in shower with electric shower head over, close coupled W.C, sink with tap over, shaver point and an extractor fan.

OUTSDIE

Very low maintenance garden, patio slabbed throughout, pathway running through the garden, two railings leading to the raised patio area, shed, gate leading out to the rear estate.

GARAGE

8'10 x 16'03 (2.69m x 4.95m)

Accessed via electric up and over door, power and lighting, side aspect UPVC door which gives access out to the garden.

WORKSHOP

8'10 x 6'01 (2.69m x 1.85m)

Rear aspect double glazed UPVC frosted window, side aspect UPVC door giving access out to the garden, power and lighting.

AGENTS NOTE

Please note this property is currently going through the process of probate and we still await probate being granted at this time.

SERVICES

Mains Water, Mains Electric, Mains Drainage, Gas Heating.

WATER RATES

Severn Trent - to be confirmed

LOCAL AUTHORITY

Council Tax Band: C
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, straight up the high street and continue straight over to Cinder Hill, take a right into Mushet Place. Take the second left into The Links and then the first right into a cul-de-sac where the property can be found in the top left corner.

PROPERTY SURVEYS

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