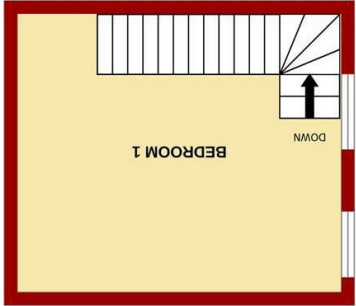
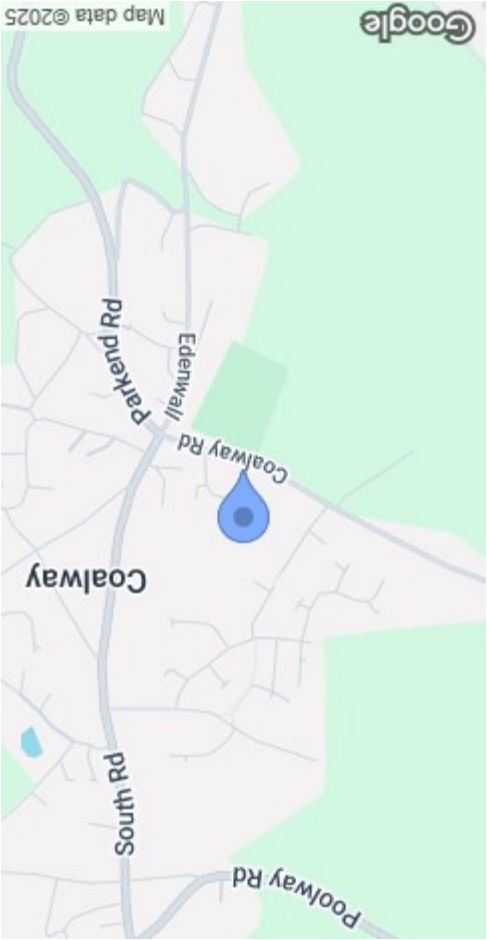


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		England & Wales	
Current	Future	2008/1 EPC	2022/1 EPC
Very energy efficient - low running costs		Very energy efficient - low running costs	
A		A	
103-121 kWh/m ²		103-121 kWh/m ²	
B		B	
81-102 kWh/m ²		81-102 kWh/m ²	
C		C	
61-80 kWh/m ²		61-80 kWh/m ²	
D		D	
41-60 kWh/m ²		41-60 kWh/m ²	
E		E	
31-40 kWh/m ²		31-40 kWh/m ²	
F		F	
21-30 kWh/m ²		21-30 kWh/m ²	
G		G	
1-20 kWh/m ²		1-20 kWh/m ²	
Very energy inefficient - high running costs		Very energy inefficient - high running costs	
H		H	
91-120 kWh/m ²		91-120 kWh/m ²	
I		I	
121-150 kWh/m ²		121-150 kWh/m ²	
J		J	
151-180 kWh/m ²		151-180 kWh/m ²	
K		K	
181-200 kWh/m ²		181-200 kWh/m ²	
L		L	
201-250 kWh/m ²		201-250 kWh/m ²	
Very poor energy efficiency - very high running costs		Very poor energy efficiency - very high running costs	
M		M	
251-300 kWh/m ²		251-300 kWh/m ²	
N		N	
301-350 kWh/m ²		301-350 kWh/m ²	
O		O	
351-400 kWh/m ²		351-400 kWh/m ²	
P		P	
401-450 kWh/m ²		401-450 kWh/m ²	
Q		Q	
451-500 kWh/m ²		451-500 kWh/m ²	
R		R	
501-550 kWh/m ²		501-550 kWh/m ²	
S		S	
551-600 kWh/m ²		551-600 kWh/m ²	
T		T	
601-650 kWh/m ²		601-650 kWh/m ²	
U		U	
651-700 kWh/m ²		651-700 kWh/m ²	
V		V	
701-750 kWh/m ²		701-750 kWh/m ²	
W		W	
751-800 kWh/m ²		751-800 kWh/m ²	
X		X	
801-850 kWh/m ²		801-850 kWh/m ²	
Y		Y	
851-900 kWh/m ²		851-900 kWh/m ²	
Z		Z	
901-950 kWh/m ²		901-950 kWh/m ²	
Very poor energy efficiency - very high running costs		Very poor energy efficiency - very high running costs	
AA		AA	
951-1000 kWh/m ²		951-1000 kWh/m ²	
B		B	
103-121 kWh/m ²		103-121 kWh/m ²	
C		C	
81-102 kWh/m ²		81-102 kWh/m ²	
D		D	
61-80 kWh/m ²		61-80 kWh/m ²	
E		E	
41-60 kWh/m ²		41-60 kWh/m ²	
F		F	
31-40 kWh/m ²		31-40 kWh/m ²	
G		G	
21-30 kWh/m ²		21-30 kWh/m ²	
H		H	
15-20 kWh/m ²		15-20 kWh/m ²	
I		I	
1-10 kWh/m ²		1-10 kWh/m ²	
J		J	
11-15 kWh/m ²		11-15 kWh/m ²	
K		K	
16-20 kWh/m ²		16-20 kWh/m ²	
L		L	
21-25 kWh/m ²		21-25 kWh/m ²	
M		M	
26-30 kWh/m ²		26-30 kWh/m ²	
N		N	
31-35 kWh/m ²		31-35 kWh/m ²	
O		O	
36-40 kWh/m ²		36-40 kWh/m ²	
P		P	
41-45 kWh/m ²		41-45 kWh/m ²	
Q		Q	
46-50 kWh/m ²		46-50 kWh/m ²	
R		R	
51-55 kWh/m ²		51-55 kWh/m ²	
S		S	
56-60 kWh/m ²		56-60 kWh/m ²	
T		T	
61-65 kWh/m ²		61-65 kWh/m ²	
U		U	
66-70 kWh/m ²		66-70 kWh/m ²	
V		V	
71-75 kWh/m ²		71-75 kWh/m ²	
W		W	
76-80 kWh/m ²		76-80 kWh/m ²	
X		X	
81-85 kWh/m ²		81-85 kWh/m ²	
Y		Y	
86-90 kWh/m ²		86-90 kWh/m ²	
Z		Z	
91-95 kWh/m ²		91-95 kWh/m ²	
Very poor energy efficiency - very high running costs		Very poor energy efficiency - very high running costs	
AA		AA	
96-100 kWh/m ²		96-100 kWh/m ²	



57a Coalway Road
Coalway, Coleford GL16 7HL

£155,000

A one/ two bedroom attached leasehold house situated over two floors. Property benefits from a private enclosed garden along with communal gardens, a large footprint inside and being sold with no onward chain.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a 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 a partly glazed wooden door into:

LOUNGE

18'02 x 12'02 (5.54m x 3.71m)

Two side aspect double glazed UPVC windows, power points, internet point, radiator, door which gives access to stairs.

From the lounge, two steps giving access to the inner hallway. Door giving access into:

BATHROOM

8'05 x 4'08 (2.57m x 1.42m)

Panelled bath with bath taps over and shower attachment above, close couple W.C, sink with taps over, radiator, extractor fan.

From the inner hallway, door giving access into:

KITCHEN

7'10 x 14'00 (2.39m x 4.27m)

Range of wall, drawer and base mounted units, built in oven, built in 4 gas ring hob, extractor fan, stainless steel drainer unit with tap over, space for washing machine, Worcester combination boiler, rear aspect wooden door giving access to communal gardens, rear aspect double glazed UPVC window.

From the Lounge, door giving access into:

DINING/ BEDROOM TWO

10'08 x 14'09 (3.25m x 4.50m)

Large front aspect double glazed UPVC window, radiator, power points, internet point, under stairs storage space.

From the Lounge, door giving access to stairs. Stairs give access to:

BEDROOM ONE

18'06 x 10'09 (5.64m x 3.28m)

Two front aspect double glazed UPVC windows, radiator, power points, loft access space.

OUTSIDE

At the rear of the property there is a private laid to lawn garden area which is all surrounded by fencing and hedging, along with a shared garden area. One allocated parking space to the rear of the garden.

AGENTS NOTES

The property is Leasehold - more details TBC.
Property will have its own fenced off garden on leasehold title.
No maintenance charges, however, it will be 50% contribution a year towards the buildings insurance.

SERVICES

Mains Water, Electricity, Drainage, Gas Heating.

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, turn right at the traffic lights signposted Lydney/Chepstow. Turn left onto Lords Hill and continue along reaching Coalway Road. The property can be found on the left hand side opposite Coalway Park.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

