

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	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
A	A
101-120 kWh/m ² per year	101-120 kWh/m ² per year
B	B
81-100 kWh/m ² per year	81-100 kWh/m ² per year
C	C
61-80 kWh/m ² per year	61-80 kWh/m ² per year
D	D
41-60 kWh/m ² per year	41-60 kWh/m ² per year
E	E
21-40 kWh/m ² per year	21-40 kWh/m ² per year
F	F
1-20 kWh/m ² per year	1-20 kWh/m ² per year
G	G
1-20 kWh/m ² per year	1-20 kWh/m ² per year
Very energy inefficient - high running costs	Very energy inefficient - high running costs
H	H
121-150 kWh/m ² per year	121-150 kWh/m ² per year
I	I
151-200 kWh/m ² per year	151-200 kWh/m ² per year
J	J
201-250 kWh/m ² per year	201-250 kWh/m ² per year
K	K
251-300 kWh/m ² per year	251-300 kWh/m ² per year
L	L
301-350 kWh/m ² per year	301-350 kWh/m ² per year
M	M
351-400 kWh/m ² per year	351-400 kWh/m ² per year
N	N
401-450 kWh/m ² per year	401-450 kWh/m ² per year
O	O
451-500 kWh/m ² per year	451-500 kWh/m ² per year
P	P
501-550 kWh/m ² per year	501-550 kWh/m ² per year
Q	Q
551-600 kWh/m ² per year	551-600 kWh/m ² per year
R	R
601-650 kWh/m ² per year	601-650 kWh/m ² per year
S	S
651-700 kWh/m ² per year	651-700 kWh/m ² per year
T	T
701-750 kWh/m ² per year	701-750 kWh/m ² per year
U	U
751-800 kWh/m ² per year	751-800 kWh/m ² per year
V	V
801-850 kWh/m ² per year	801-850 kWh/m ² per year
W	W
851-900 kWh/m ² per year	851-900 kWh/m ² per year
X	X
901-950 kWh/m ² per year	901-950 kWh/m ² per year
Y	Y
951-1000 kWh/m ² per year	951-1000 kWh/m ² per year
Z	Z
1001-1050 kWh/m ² per year	1001-1050 kWh/m ² per year
AA	AA
1051-1100 kWh/m ² per year	1051-1100 kWh/m ² per year
AB	AB
1101-1150 kWh/m ² per year	1101-1150 kWh/m ² per year
AC	AC
1151-1200 kWh/m ² per year	1151-1200 kWh/m ² per year
AD	AD
1201-1250 kWh/m ² per year	1201-1250 kWh/m ² per year
AE	AE
1251-1300 kWh/m ² per year	1251-1300 kWh/m ² per year
AF	AF
1301-1350 kWh/m ² per year	1301-1350 kWh/m ² per year
AG	AG
1351-1400 kWh/m ² per year	1351-1400 kWh/m ² per year
AH	AH
1401-1450 kWh/m ² per year	1401-1450 kWh/m ² per year
AI	AI
1451-1500 kWh/m ² per year	1451-1500 kWh/m ² per year
AJ	AJ
1501-1550 kWh/m ² per year	1501-1550 kWh/m ² per year
AK	AK
1551-1600 kWh/m ² per year	1551-1600 kWh/m ² per year
AL	AL
1601-1650 kWh/m ² per year	1601-1650 kWh/m ² per year
AM	AM
1651-1700 kWh/m ² per year	1651-1700 kWh/m ² per year
AN	AN
1701-1750 kWh/m ² per year	1701-1750 kWh/m ² per year
AO	AO
1751-1800 kWh/m ² per year	1751-1800 kWh/m ² per year
AP	AP
1801-1850 kWh/m ² per year	1801-1850 kWh/m ² per year
AQ	AQ
1851-1900 kWh/m ² per year	1851-1900 kWh/m ² per year
AR	AR
1901-1950 kWh/m ² per year	1901-1950 kWh/m ² per year
AS	AS
1951-2000 kWh/m ² per year	1951-2000 kWh/m ² per year
AT	AT
2001-2050 kWh/m ² per year	2001-2050 kWh/m ² per year
AU	AU
2051-2100 kWh/m ² per year	2051-2100 kWh/m ² per year
AV	AV
2101-2150 kWh/m ² per year	2101-2150 kWh/m ² per year
AW	AW
2151-2200 kWh/m ² per year	2151-2200 kWh/m ² per year
AX	AX
2201-2250 kWh/m ² per year	2201-2250 kWh/m ² per year
AY	AY
2251-2300 kWh/m ² per year	2251-2300 kWh/m ² per year
AZ	AZ
2301-2350 kWh/m ² per year	2301-2350 kWh/m ² per year
BA	BA
2351-2400 kWh/m ² per year	2351-2400 kWh/m ² per year
BB	BB
2401-2450 kWh/m ² per year	2401-2450 kWh/m ² per year
BC	BC
2451-2500 kWh/m ² per year	2451-2500 kWh/m ² per year
BD	BD
2501-2550 kWh/m ² per year	2501-2550 kWh/m ² per year
BE	BE
2551-2600 kWh/m ² per year	2551-2600 kWh/m ² per year
BF	BF
2601-2650 kWh/m ² per year	2601-2650 kWh/m ² per year
BG	BG
2651-2700 kWh/m ² per year	2651-2700 kWh/m ² per year
BH	BH
2701-2750 kWh/m ² per year	2701-2750 kWh/m ² per year
BI	BI
2751-2800 kWh/m ² per year	2751-2800 kWh/m ² per year
BJ	BJ
2801-2850 kWh/m ² per year	2801-2850 kWh/m ² per year
BK	BK
2851-2900 kWh/m ² per year	2851-2900 kWh/m ² per year
BL	BL
2901-2950 kWh/m ² per year	2901-2950 kWh/m ² per year
BM	BM
2951-3000 kWh/m ² per year	2951-3000 kWh/m ² per year
BN	BN
3001-3050 kWh/m ² per year	3001-3050 kWh/m ² per year
BO	BO
3051-3100 kWh/m ² per year	3051-3100 kWh/m ² per year
BP	BP
3101-3150 kWh/m ² per year	3101-3150 kWh/m ² per year
BQ	BQ
3151-3200 kWh/m ² per year	3151-3200 kWh/m ² per year
BR	BR
3201-3250 kWh/m ² per year	3201-3250 kWh/m ² per year
BS	BS
3251-3300 kWh/m ² per year	3251-3300 kWh/m ² per year
BT	BT
3301-3350 kWh/m ² per year	3301-3350 kWh/m ² per year
BU	BU
3351-3400 kWh/m ² per year	3351-3400 kWh/m ² per year
BV	BV
3401-3450 kWh/m ² per year	3401-3450 kWh/m ² per year
BW	BW
3451-3500 kWh/m ² per year	3451-3500 kWh/m ² per year
BX	BX
3501-3550 kWh/m ² per year	3501-3550 kWh/m ² per year
BY	BY
3551-3600 kWh/m ² per year	3551-3600 kWh/m ² per year
BZ	BZ
3601-3650 kWh/m ² per year	3601-3650 kWh/m ² per year
CA	CA
3651-3700 kWh/m ² per year	3651-3700 kWh/m ² per year
CB	CB
3701-3750 kWh/m ² per year	3701-3750 kWh/m ² per year
CC	CC
3751-3800 kWh/m ² per year	3751-3800 kWh/m ² per year
CD	CD
3801-3850 kWh/m ² per year	3801-3850 kWh/m ² per year
CE	CE
3851-3900 kWh/m ² per year	3851-3900 kWh/m ² per year
CF	CF
3901-3950 kWh/m ² per year	3901-3950 kWh/m ² per year
CG	CG
3951-4000 kWh/m ² per year	3951-4000 kWh/m ² per year
CH	CH
4001-4050 kWh/m ² per year	4001-4050 kWh/m ² per year
CI	CI
4051-4100 kWh/m ² per year	4051-4100 kWh/m ² per year
CJ	CJ
4101-4150 kWh/m ² per year	4101-4150 kWh/m ² per year
CK	CK
4151-4200 kWh/m ² per year	4151-4200 kWh/m ² per year
CL	CL
4201-4250 kWh/m ² per year	4201-4250 kWh/m ² per year
CM	CM
4251-4300 kWh/m ² per year	4251-4300 kWh/m ² per year
CN	CN
4301-4350 kWh/m ² per year	4301-4350 kWh/m ² per year
CO	CO
4351-4400 kWh/m ² per year	4351-4400 kWh/m ² per year
CP	CP
4401-4450 kWh/m ² per year	4401-4450 kWh/m ² per year
CQ	CQ
4451-4500 kWh/m ² per year	4451-4500 kWh/m ² per year
CR	CR
4501-4550 kWh/m ² per year	4501-4550 kWh/m ² per year
CS	CS
4551-4600 kWh/m ² per year	4551-4600 kWh/m ² per year
CT	CT
4601-4650 kWh/m ² per year	4601-4650 kWh/m ² per year
CU	CU
4651-4700 kWh/m ² per year	4651-4700 kWh/m ² per year
CV	CV
4701-4750 kWh/m ² per year	4701-4750 kWh/m ² per year
CW	CW
4751-4800 kWh/m ² per year	4751-4800 kWh/m ² per year
CX	CX
4801-4850 kWh/m ² per year	4801-4850 kWh/m ² per year
CY	CY
4851-4900 kWh/m ² per year	4851-4900 kWh/m ² per year
CZ	CZ
4901-4950 kWh/m ² per year	4901-4950 kWh/m ² per year
DA	DA
4951-5000 kWh/m ² per year	4951-5000 kWh/m ² per year
DB	DB
5001-5050 kWh/m ² per year	5001-5050 kWh/m ² per year
DC	DC
5051-5100 kWh/m ² per year	5051-5100 kWh/m ² per year
DD	DD
5101-5150 kWh/m ² per year	5101-5150 kWh/m ² per year
DE	DE
5151-5200 kWh/m ² per year	5151-5200 kWh/m ² per year
DF	DF
5201-5250 kWh/m ² per year	5201-5250 kWh/m ² per year
DG	DG
5251-5300 kWh/m ² per year	5251-5300 kWh/m ² per year
DH	DH
5301-5350 kWh/m ² per year	5301-5350 kWh/m ² per year
DI	DI
5351-5400 kWh/m ² per year	5351-5400 kWh/m ² per year
DJ	DJ
5401-5450 kWh/m ² per year	5401-5450 kWh/m ² per year
DK	DK
5451-5500 kWh/m ² per year	5451-5500 kWh/m ² per year
DL	DL
5501-5550 kWh/m ² per year	5501-5550 kWh/m ² per year
DM	DM
5551-5600 kWh/m ² per year	5551-5600 kWh/m ² per year
DN	DN
5601-5650 kWh/m ² per year	5601-5650 kWh/m ² per year
DO	DO
5651-5700 kWh/m ² per year	5651-5700 kWh/m ² per year
DP	DP
5701-5750 kWh/m ² per year	5701-5750 kWh/m ² per year
DQ	DQ
5751-5800 kWh/m ² per year	5751-5800 kWh/m ² per year
DR	DR
5801-5850 kWh/m ² per year	5801-5850 kWh/m ² per year
DS	DS
5851-5900 kWh/m ² per year	5851-5900 kWh/m ² per year
DT	DT
5901-5950 kWh/m ² per year	5901-5950 kWh/m ² per year
DU	DU
5951-6000 kWh/m ² per year	5951-6000 kWh/m ² per year
DV	DV
6001-6050 kWh/m ² per year	6001-6050 kWh/m ² per year
DW	DW
6051-6100 kWh/m ² per year	6051-6100 kWh/m ² per year
DX	DX
6101-6150 kWh/m ² per year	6101-6150 kWh/m ² per year
DY	DY
6151-6200 kWh/m ² per year	6151-6200 kWh/m ² per year
DZ	DZ
6201-6250 kWh/m ² per year	6201-6250 kWh/m ² per year
EA	EA
6251-6300 kWh/m ² per year	6251-6300 kWh/m ² per year
EB	EB
6301-6350 kWh/m ² per year	6301-6350 kWh/m ² per year
EC	EC
6351-6400 kWh/m ² per year	6351-6400 kWh/m ² per year
ED	ED
6401-6450 kWh/m ² per year	6401-6450 kWh/m ² per year
EE	EE
6451-6500 kWh/m ² per year	6451-6500 kWh/m ² per year
EF	EF
6501-6550 kWh/m ² per year	6501-6550 kWh/m ² per year
EG	EG
6551-6600 kWh/m ² per year	6551-6600 kWh/m ² per year
EH	EH
6601-6650 kWh/m ² per year	6601-6650 kWh/m ² per year
EI	EI
6651-6700 kWh/m ² per year	6651-6700 kWh/m ² per year
EJ	EJ
6701-6750 kWh/m ² per year	6701-6750 kWh/m ² per year
EK	EK
6751-6800 kWh/m ² per year	6751-6800 kWh/m ² per year
EL	EL
6801-6850 kWh/m ² per year	6801-6850 kWh/m ² per year
EM	EM
6851-6900 kWh/m ² per year	6851-6900 kWh/m ² per year
EN	EN
6901-6950 kWh/m ² per year	6901-6950 kWh/m ² per year
EO	EO
6951-7000 kWh/m ² per year	6951-7000 kWh/m ² per year
EP	EP
7001-7050 kWh/m ² per year	7001-7050 kWh/m ² per year
EQ	EQ
7051-7100 kWh/m ² per year	7051-7100 kWh/m ² per year
ER	ER
7101-7150 kWh/m ² per year	7101-7150 kWh/m ² per year
ES	ES
7151-7200 kWh/m ² per year	7151-7200 kWh/m ² per year
ET	ET
7201-7250 kWh/m ² per year	7201-7250 kWh/m ² per year
EU	EU
7251-7300 kWh/m ² per year	7251-7300 kWh/m ² per year
EV	EV
7301-7350 kWh/m ² per year	7301-7350 kWh/m ² per year
EW	EW
7351-7400 kWh/m ² per year	7351-7400 kWh/m ² per year
EX	EX
7401-7450 kWh/m ² per year	7401-7450 kWh/m ² per year
EY	EY
7451-7500 kWh/m ² per year	7451-7500 kWh/m ² per year
EZ	EZ
7501-7550 kWh/m ² per year	7501-7550 kWh/m ² per year
FA	FA
7551-7600 kWh/m ² per year	7551-7600 kWh/m ² per year
FB	FB
7601-7650 kWh/m ² per year	7601-7650 kWh/m ² per year
FC	FC
7651-7700 kWh/m ² per year	7651-7700 kWh/m ² per year
FD	FD
7701-7750 kWh/m ² per year	7701-7750 kWh/m ² per year
FE	FE
7751-7800 kWh/m ² per year	7751-7800 kWh/m ² per year
FF	FF
7801-7850 kWh/m ² per year	7801-7850 kWh/m ² per year
FG	FG
7851-7900 kWh/m ² per year	7851-7900 kWh/m ² per year
FH	FH
7901-7950 kWh/m ² per year	7901-7950 kWh/m ² per year
FI	FI
7951-8000 kWh/m ² per year	7951-8000 kWh/m ² per year
FJ	FJ
8001-8050 kWh/m ² per year	8001-8050 kWh/m ² per year
FK	FK
8051-8100 kWh/m ² per year	8051-8100 kWh/m ² per year
FL	FL
8101-8150 kWh/m ² per year	8101-8150 kWh/m ² per year
FM	FM
8151-8200 kWh/m ² per year	8151-8200 kWh/m ² per year
FN	FN
8201-8250 kWh/m ² per year	8201-8250 kWh/m ² per year
FO	FO
8251-8300 kWh/m ² per year	8251-8300 kWh/m ² per year
FP	FP
8301-8350 kWh/m ² per year	8301-8350 kWh/m ² per year
FQ	FQ
8351-8400 kWh/m ² per year	8351-840

£145,000

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.

