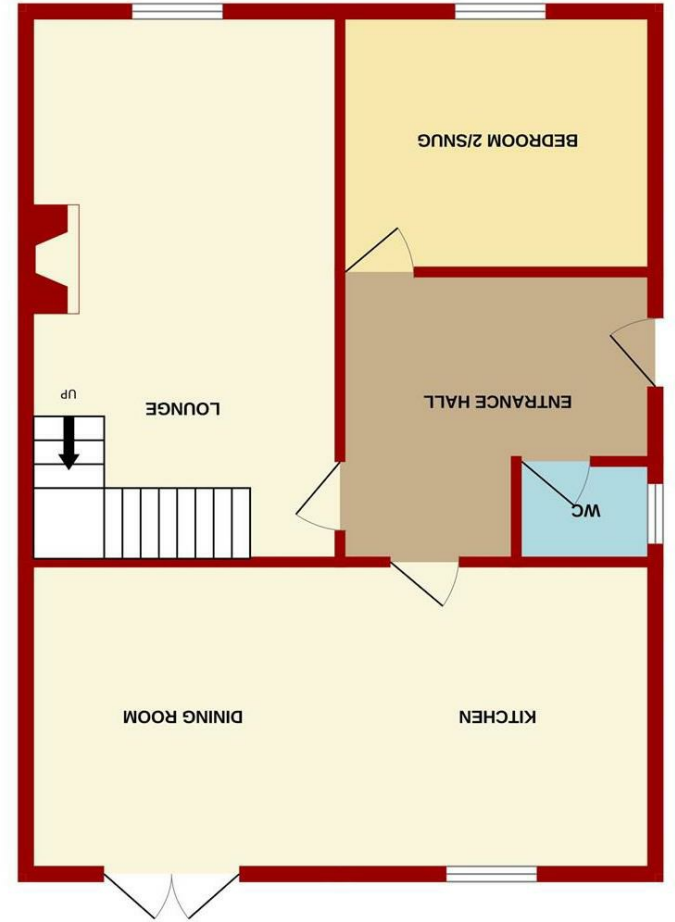
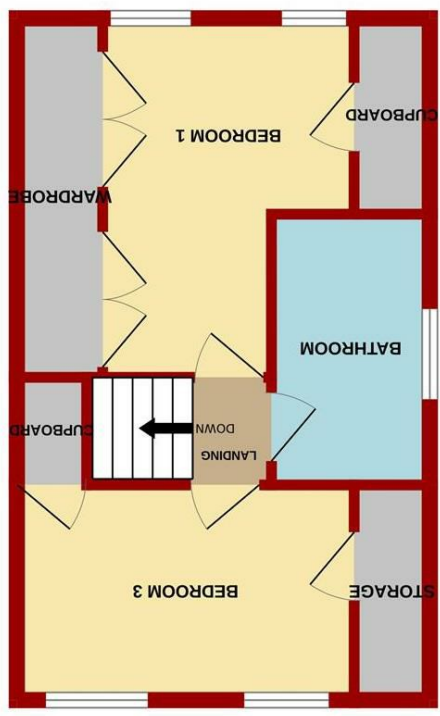
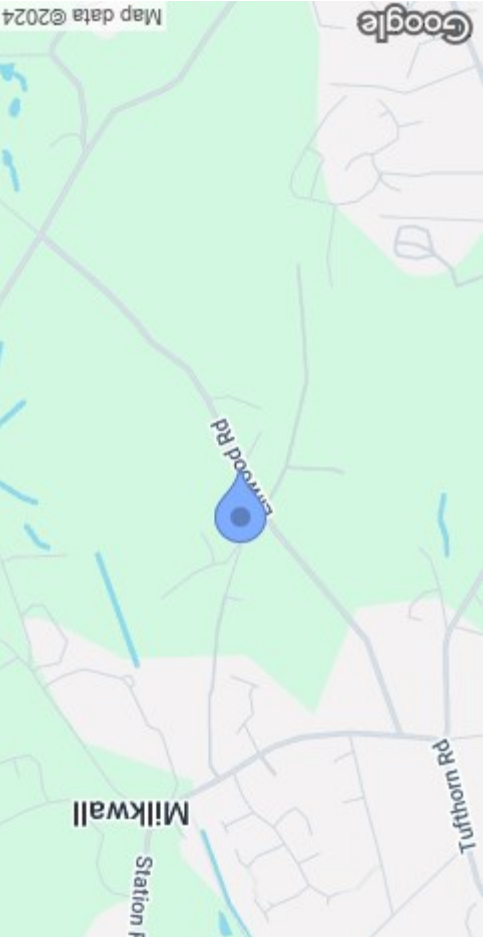




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) 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



Springwinds Ellwood Road  
 Milkwall, Coleford GL16 7LE

**£299,950**

A beautifully presented three-bedroom semi-detached home with spacious rear gardens situated in the popular village of Milkwall and only a stones throw away from Coleford Town Centre, the property is benefitting from ample off-road parking, a stunning kitchen and dining area, and a large workshop in the garden.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and 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 composite door into:

**ENTRANCE HALLWAY**

Tiled flooring, radiator, cupboard space with hanging and shelving options, power points. Door leading into:

**CLOAKROOM**

3'06 x 5'01 (1.07m x 1.55m)

Side aspect double glazed UPVC frosted window, close couple W.C, sink with tap over, radiator, extractor fan.

**BEDROOM TWO**

11'06 x 9'06 (3.51m x 2.90m)

Front aspect double glazed UPVC window with a frosted window below, radiator, power points.

From the entrance hallway, door giving access into:

**LOUNGE**

21'00 x 11'05 (6.40m x 3.48m)

Front aspect double glazed UPVC window, radiator, power points, TV point, feature wood burner with surround, stairs to first floor landing, oak flooring.

From the entrance hallway, door giving access into:

**KITCHEN/ DINER**

**KITCHEN**

9'06 x 11'03 (2.90m x 3.43m)

Rear aspect double glazed UPVC window, range of wall, drawer and base mounted units, built in dishwasher, Worcester oil boiler, space for cooker, built in extractor fan, inset ceiling spotlights, power points. Opening giving access into:

**DINING ROOM**

11'05 x 11'05 (3.48m x 3.48m)

Rear aspect double glazed UPVC patio doors out to the garden, radiator, power points, space for large American style fridge/ freezer.

**LANDING**

From the lounge, stairs giving access to the first floor landing. Landing space with doors giving access to the following:

**BATHROOM THREE**

7'05 x 17'05 (2.26m x 5.31m)

Two aspect double glazed UPVC windows, radiator, over the stairs cupboard space, wardrobe/ cupboard space, power points.

**BATHROOM**

6'05 x 10'09 (1.96m x 3.28m)

Side aspect double glazed UPVC frosted window, walk in shower with a rainfall shower and hand held shower attachment, bath with taps over, vanity wash hand basin with sink and mixer taps over, close coupled W.C, heated towel rail, extractor fan, inset ceiling spotlights.

**BEDROOM ONE**

15'02 x 12'03 (4.62m x 3.73m)

Two front aspect double glazed UPVC windows, built in wardrobe space, power points, TV point, loft access space.

**OUTSIDE**

To the front of the property there is off road parking for several cars on a stone chipping driveway, surrounded by fencing and wall. To the rear of the property there is a patio area to the bottom which is suitable for entertaining, this leads up to a laid to lawn area, oil tank, greenhouse and a brick built workshop - accessed via a metal door.

**SERVICES**

Mains Water, Electricity, Drainage and Oil Heating.

**WATER RATES**

Severn Trent.

**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 the Coleford office proceed down to the traffic lights turning right onto old station way, take the first turning left onto Lords Hill, continue up here until reaching the cross roads turning right signposted to palmers flat, continue along here turning left into Ellwood Road where the property can be found right hand side as per our for sale board.

**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.

