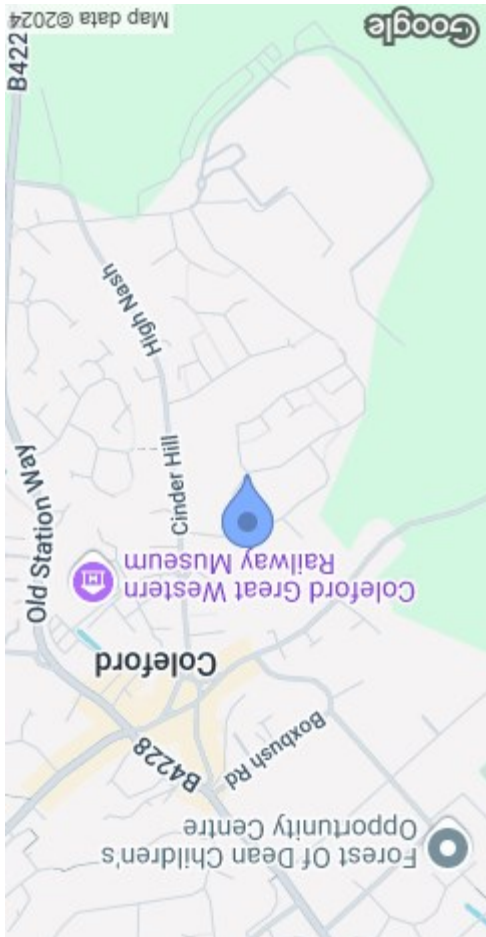


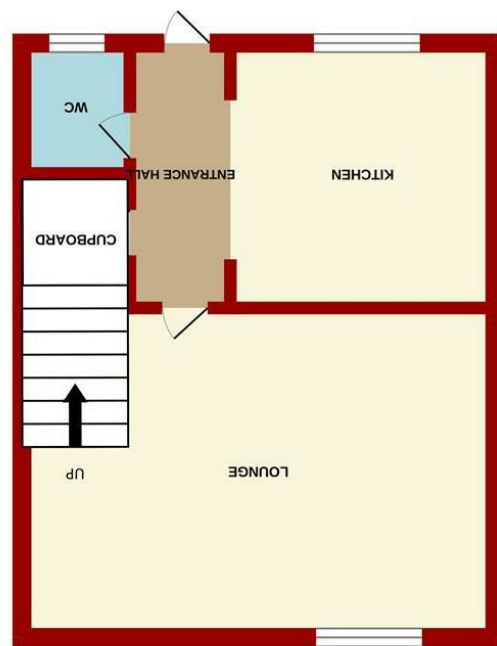
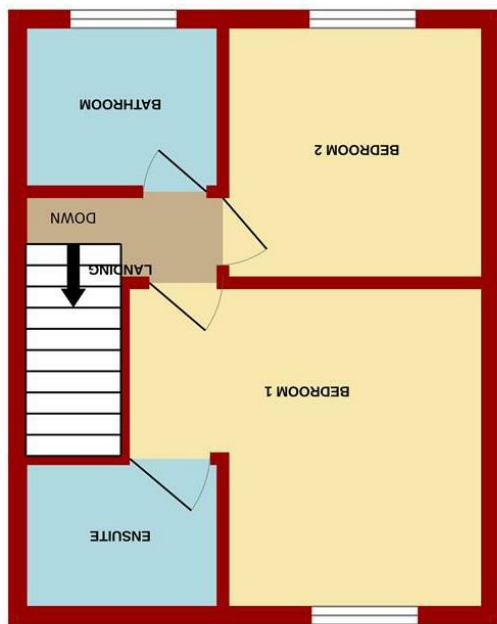


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 91-100 B: 81-90 C: 71-80 D: 61-70 E: 51-60 F: 41-50 G: 1-40	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



14 Lawdley Road  
 Coleford GL16 8SB

**£225,000**

WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE situated in a POPULAR LOCATION BENEFITING from have a EN SUITE SHOWER ROOM to the MASTER BEDROOM, OFF ROAD PARKING FOR TWO VEHICLES and PLEASANT REAR GARDEN.

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, Bank, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses.



The accommodation comprises ENTRANCE HALLWAY, W.C., KITCHEN and LOUNGE. Whilst to the first floor TWO BEDROOMS, MASTER with EN-SUITE SHOWER ROOM and BATHROOM.

The property is accessed via a partly glazed frosted composite door leading into:

**ENTRANCE HALLWAY**

Radiator, power points, telephone point, under stairs storage cupboard. Wooden door to:

**W.C**

5'07 x 3'02 (1.70m x 0.97m)

Low level W.C., radiator, pedestal wash hand basin with a tiled splash back, front aspect upvc double glazed frosted window.

**KITCHEN**

9'05 x 7'07 (2.87m x 2.31m)

Range of modern base, wall and drawer mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap over, built in oven and grill with electric hob and cooker hood above, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, power points, appliance points, gas fired boiler, front aspect upvc double glazed window.

**LOUNGE**

14'08 x 11'07 (4.47m x 3.37m)

Power points, television point, telephone point, radiator, side and rear aspect upvc double glazed windows, rear aspect upvc double glazed french doors giving access to the garden.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR:

**LANDING**

Access to part boarded and fully insulated loft space, airing cupboard housing the water cylinder and solar panel controls. Door into:

**BEDROOM 1**

11'03 x 11'03 (3.43m x 3.43m)

Power points, television point, radiator, rear aspect upvc double glazed window. Door to:

**EN-SUITE SHOWER ROOM**

Low level W.C., pedestal wash hand basin with a tiled splash back, shower cubicle with fully tiled surrounds, radiator, extractor fan.

**BEDROOM 2**

9'10 x 8'00 (3.00m x 2.44m)

Radiator, power points, television point, telephone point, front aspect upvc double glazed window.

**BATHROOM**

White suite comprising low level W.C., pedestal wash hand basin, bath, partly tiled walls, radiator, vinyl flooring, front aspect upvc double glazed window.

**OUTSIDE**

To the front of the property you have off road parking suitable for two vehicles, pathway leading to the front door. A gate to the side of the property gives access to the rear.

The rear garden has a patio seating area, outside tap, steps leading to a lawned area, garden shed. All enclosed by fencing.

**AGENTS NOTE**

Photos taken prior to current tenancy.

**SERVICES**

Mains gas, mains electric, mains water, mains drainage. Solar Panel owned by the property.

**WATER RATES**

Severn Trent - To be advised.

**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 office, head towards the mini roundabout going straight over and take the first turning right into Hampshire Gardens. Proceed to the end of Hampshire Gardens and continue forward into Lawdley Road turning left where the property can be found along on the right hand side.

**PROPERTY SURVEYS**

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

