



STEVE GOOCH
ESTATE AGENTS | EST 1985



3, Staunton House

Staunton, Coleford GL16 8NX



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Residential Sales | Residential Lettings | Auctions | Surveys

£330,000

EPC rating E

Situated in the sought-after village of Staunton is this two-bedroom mid-terrace property. The current vendors have made significant improvements to the home, including a new roof, replastering, landscaped garden, and modern touches. While the home requires finishing touches, it will be sold needing painting, new bathrooms, and possibly a new kitchen. It features two bedrooms, a spacious downstairs living area, and a stunning garden.

The delightful village of Staunton lies on the border of England and Wales and has a local church and pub/restaurant. It's situated approximately 4 miles away from Monmouth town centre and approximately 3 miles away from Coleford Town Centre.

The neighbouring town of Coleford offers facilities to include 2 Golf Courses, various Shops, Post Office, Banks, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away. Monmouth is in the heart of the Wye Valley, and, as a designated area of outstanding beauty, is surrounded by magnificent countryside. Facilities include various clothes shops, banks, supermarkets, restaurants, schools and regular bus services.

Accessed via partly glazed upvc double glazed door into:

KITCHEN 15'3 x 7'0 (4.65m x 2.13m)

Base, wall and drawer units, worktop, tiled splashback, stainless steel single drainer unit with tap over, strip lighting. Opening into:

LOUNGE/ DINING ROOM 17'9 x 13'1 (5.41m x 3.99m)

Wooden single glazed window, wood panelling, electric radiator, power points. Door into:

LIVING ROOM 17'6 x 14'2 (5.33m x 4.32m)

Feature fireplace with brick surround, electric radiator, stairs to first floor landing, door into the basement, power points, wooden rear aspect double doors into sun room, door into office.

OFFICE 9'9 x 5'10 (2.97m x 1.78m)

Rear aspect double glazed window, electric radiator, power points, electric box.

SUN ROOM 12 x 11'5 (3.66m x 3.48m)

Rear aspect upvc double glazed windows and patio doors leading out to the garden, power points, electric radiator.

BASEMENT 16'1 x 10'8 (4.90m x 3.25m)

Stairs down from the living room. Workbench, power points, strip lighting

FURTHER BASEMENT/ WC 17'7 x 13'1 (5.36m x 3.99m)

Close coupled W/C, power points, strip lighting.

FROM THE LIVING ROOM STAIRS LEAD UP TO THE FIRST FLOOR BEDROOM

LANDING

Rear aspect upvc window, power points.

BEDROOM 1 14'9 x 11'3 (4.50m x 3.43m)

Front aspect upvc double glazed window, power points.

BEDROOM 2 12'3 x 11'5 (3.73m x 3.48m)

Rear aspect upvc double glazed window, electric radiator, power points.

BATHROOM

Front aspect upvc double glazed window, close coupled W/C, panelled bath, vanity wash hand basin with tap over

SERVICES

Mains electric, mains water and drainage.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: TBC
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

DIRECTIONS

From the Coleford office proceed down to the traffic lights turning left onto the Staunton Road, following the road out of town until reaching the T junction turning left signposted to Staunton. Continue along here until reaching the village of Staunton taking the first left into the village, after a short distance the property can be found on the left hand side via our 'For Sale' board.

VIEWING

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.

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.



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.

