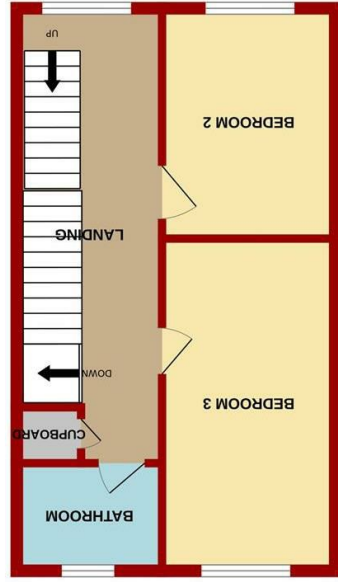
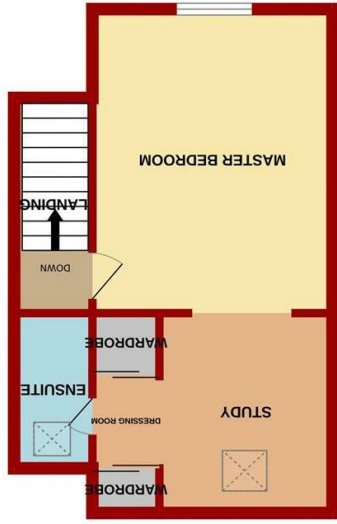
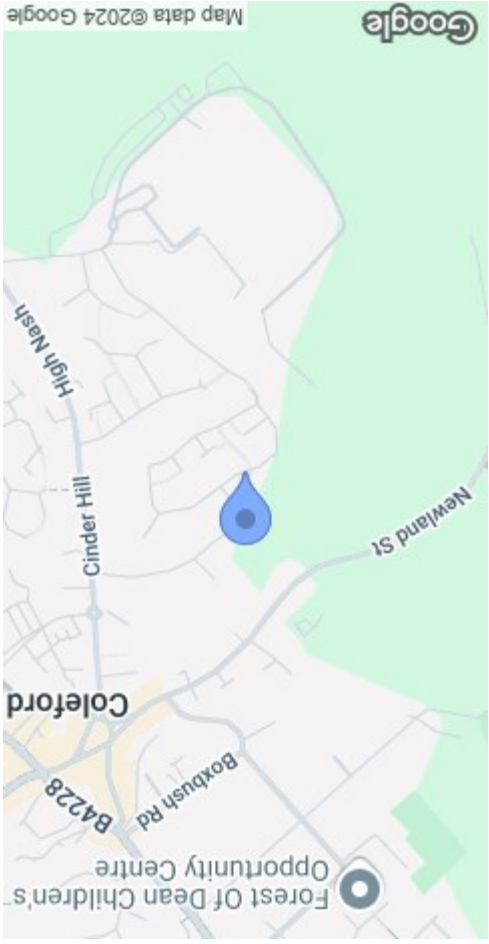




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m² (new energy cost)</td></tr> <tr><td>B</td><td>48-55 kWh/m²</td></tr> <tr><td>C</td><td>56-63 kWh/m²</td></tr> <tr><td>D</td><td>64-77 kWh/m²</td></tr> <tr><td>E</td><td>78-92 kWh/m²</td></tr> <tr><td>F</td><td>93-120 kWh/m²</td></tr> <tr><td>G</td><td>121-150 kWh/m²</td></tr> </table>	A	39-47 kWh/m ² (new energy cost)	B	48-55 kWh/m ²	C	56-63 kWh/m ²	D	64-77 kWh/m ²	E	78-92 kWh/m ²	F	93-120 kWh/m ²	G	121-150 kWh/m ²	<table border="1"> <tr><td>A</td><td>10-35 g/m² (new energy cost)</td></tr> <tr><td>B</td><td>36-45 g/m²</td></tr> <tr><td>C</td><td>46-55 g/m²</td></tr> <tr><td>D</td><td>56-65 g/m²</td></tr> <tr><td>E</td><td>66-75 g/m²</td></tr> <tr><td>F</td><td>76-90 g/m²</td></tr> <tr><td>G</td><td>91-120 g/m²</td></tr> </table>	A	10-35 g/m ² (new energy cost)	B	36-45 g/m ²	C	46-55 g/m ²	D	56-65 g/m ²	E	66-75 g/m ²	F	76-90 g/m ²	G	91-120 g/m ²
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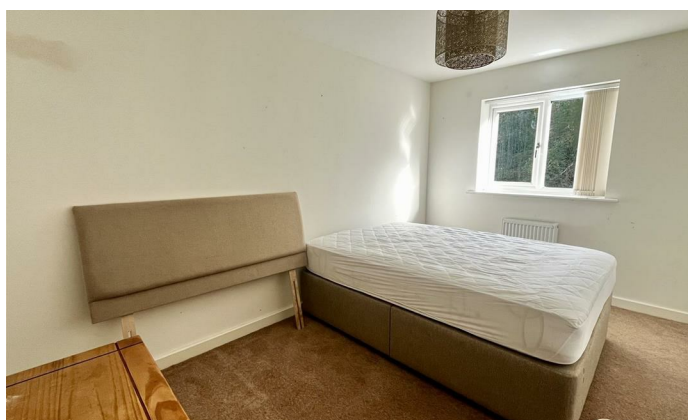


37 Lawdley Road
 Coleford GL16 8SA

£300,000

WELL PRESENTED THREE BEDROOM, THREE STOREY SEMI DETACHED PROPERTY SITUATED CLOSE TO COLEFORD TOWN CENTRE, HAVING EN-SUITE TO MASTER BEDROOM, UTILITY ROOM, SUN ROOM, OFF ROAD PARKING, GARAGE, ENCLOSED REAR GARDEN AND NO ONWARD CHAIN.

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, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



The property is accessed via a partly glazed upvc door to:

ENTRANCE HALL

Radiator, internet point, fuse box, stairs to the first floor landing, door to:

LOUNGE

13'8 x 11'6 (4.17m x 3.51m)

Radiator, power points, television points, understairs storage cupboard, front aspect upvc double glazed window, door to:

KITCHEN/DINER

12'7 x 11'7 (3.84m x 3.53m)

A range of base, drawer and wall mounted units, built in oven, built in four ring electric hob, extractor fan, stainless steel one and a half bowl single drainer sink unit with mixer tap over, space for undercounter fridge/freezer, radiator, power points, opening to:

SUN ROOM

11'2 x 9'5 (3.40m x 2.87m)

Radiator, power points, rear and side aspect upvc double glazed windows, rear aspect patio doors giving access to the garden.

UTILITY ROOM

6'9 x 4'8 (2.06m x 1.42m)

Base and drawer units, space for washing machine, cupboard housing the boiler, power points, radiator, door to:

CLOAKROOM

5'6 x 3'3 (1.68m x 0.99m)

Close coupled WC, sink with mixer tap over, radiator, extractor fan.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Radiator, power points, airing cupboard, front aspect upvc double glazed window, door to:

BEDROOM 2

12'9 x 8'4 (3.89m x 2.54m)

Radiator, power points, internet point, television point, rear aspect upvc double glazed window.

BEDROOM 3

13'8 x 8'4 (4.17m x 2.54m)

Radiator, power points, front aspect upvc double glazed window.

BATHROOM

6'7 x 6'5 (2.01m x 1.96m)

Modern panelled window with taps and shower attachment over, close coupled WC, sink with mixer tap over, radiator, extractor fan, rear aspect upvc double glazed frosted window.

FROM THE LANDING, STAIRS LEAD TO THE SECOND FLOOR:

SECOND FLOOR LANDING

Power points, door to:

BEDROOM 1

13'8 x 11'6 (4.17m x 3.51m)

Radiator, power points, television point, front aspect upvc double glazed window, opening to:

STUDY

8'10 x 6'0 (2.69m x 1.83m)

Radiator, power points, eaves storage space, rear aspect Velux double glazed window, opening to:

DRESSING AREA

4'2 x 3'8 (1.27m x 1.12m)

Wardrobes with sliding doors, door to:

EN-SUITE

7'10 x 5'0 (2.39m x 1.52m)

Walk in shower with mains shower over, close coupled WC, sink with mixer tap over, shaver point, extractor fan, radiator, rear aspect wooden double glazed window.

OUTSIDE

To the front of the property a driveway provides off road parking for 2 cars, leading up to the garage with up and over door, power, lighting and side aspect upvc double glazed door.

The rear garden is laid to lawn and patio with flower borders, garden shed, vegetable planters, surrounded by fencing.

SERVICES

Mains water, electricity, gas and drainage

WATER RATES

Severn Trent - to be confirmed.

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 Coleford town centre proceed up the High Street passing the cinema and continue straight over at the mini roundabout. Take the next turning right into Hampshire Gardens and continue along to the end into Lawley Road. Follow the road round to the left, where the property can be found on the left 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)

AWAITING VENDOR APPROVAL

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

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

