



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	
Current	Target	Current	Target
New energy efficient - lower energy code		New energy efficient - lower CO <sub>2</sub> emissions	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
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£200,000

This THREE BEDROOM SEMI-DETACHED HOUSE is just a short distance from COLEFORD TOWN CENTRE and has a LARGE CORNER PLOT which BENEFITS from a DETACHED GARAGE, OFF-ROAD PARKING and COUNTRYSIDE VIEWS. THE PLOT has got SCOPE for DEVELOPMENT SUBJECT to the RELEVANT PLANNING PERMISSIONS.

THIS PROPERTY IS NON-STANDARD CONSTRUCTION SO IS LIKELY SUITABLE FOR CASH BUYERS ONLY.

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.



Property is accessed via part double glazed UPVC door into:

**ENTRANCE HALLWAY**

Stairs to first floor landing, radiator, power points, door through into:

**KITCHEN**

13'04 x 10'10 (4.06m x 3.30m)

Range of base, wall and drawer mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap above, space for fridge/ freezer, space plumbing for washing machine, integrated oven and four ring electric hob, part tiled walls, side and front aspect double glazed UPVC windows, door through into:

**UTILITY**

9'01 x 5'01 (2.77m x 1.55m)

Space for fridge, space for tumble drier, side aspect double glazed UPVC window and rear aspect UPVC door leading out to the garden.

**LOUNGE**

15'00 x 10'08 (4.57m x 3.25m)

Wood effect flooring, radiator, power points, TV point, rear aspect double glazed UPVC windows.

**BEDROOM ONE**

11'01 x 11'01 (3.38m x 3.38m)

Radiator, power points, front aspect double glazed UPVC window, built in wardrobe.

**BEDROOM TWO**

13'05 x 8'03 (4.09m x 2.51m)

Radiator, power points, rear aspect double glazed UPVC window.

**BEDROOM THREE**

5'10 x 7'09 (1.78m x 2.36m)

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

**BATHROOM**

7'08 x 6'06 (2.34m x 1.98m)

Walk in shower with shower off the mains overhead, part tiled walls, pedestal wash hand basin, low level W.C, rear aspect double glazed UPVC frosted window.

**GARAGE**

10'04 x 23'08 (3.15m x 7.21m)

Garage has power and lighting.

**OUTSIDE**

Property occupies a large corner plot with a detached garage. Mostly laid to lawn garden with mature shrubs and is has hedged and fenced boundaries and backs onto open fields.

**AGENTS NOTES**

This property is non-standard construction so is likely suitable for cash buyers only.

**SERVICES**

Mains Water, Mains Electricity, Mains Drainage, Gas Heating.

**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.

**WATER RATES**

Severn Trent - to be confirmed.

**LOCAL AUTHORITY**

Council Tax Band: A  
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, turn left at the traffic lights onto Staunton Road, take a right turning onto The Gorse and then a left turning onto Buchanan Avenue. Turn right onto The Crescent and then a right turning into Crescent Close where you will find the property on the left hand side via 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)

