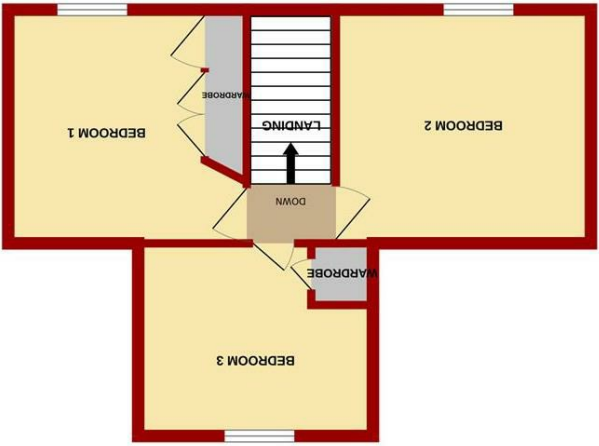
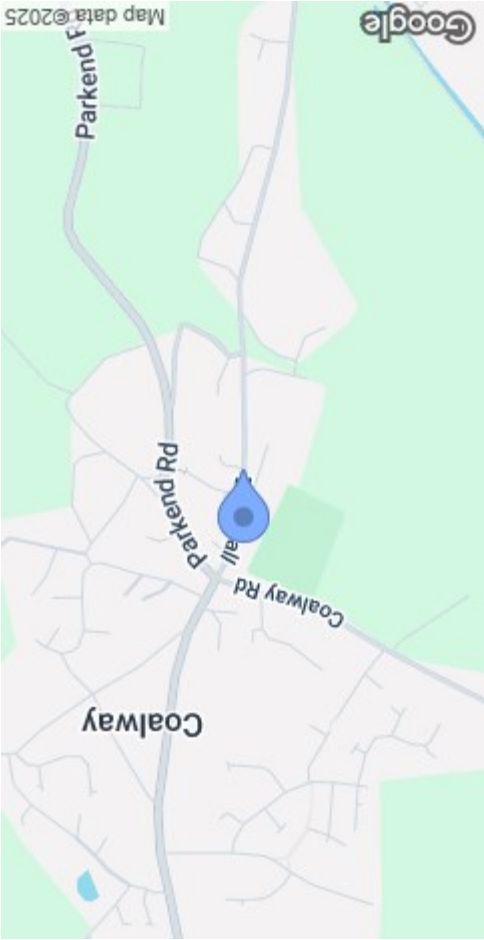
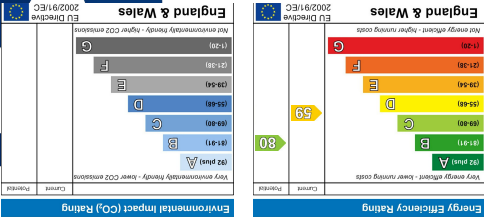
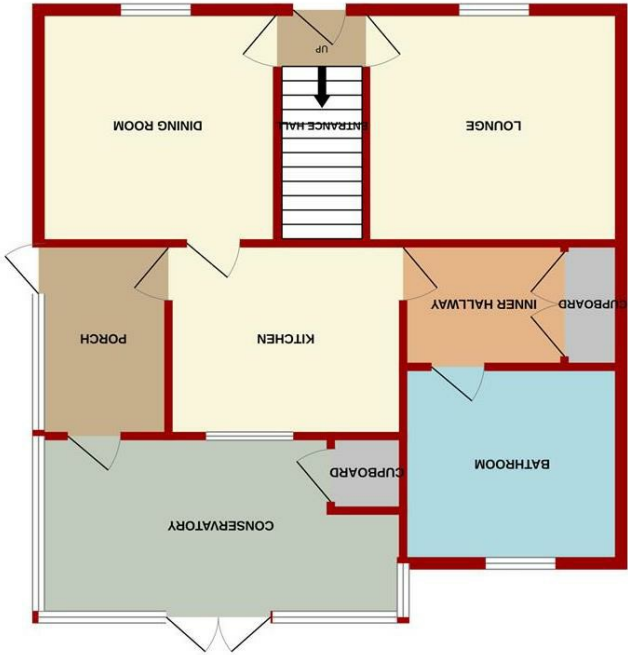


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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Heathcroft Edenwall
Coalway, Coleford GL16 7HN

£365,000

Delightful three-bedroom detached cottage, dating back to 1910, boasting beautifully maintained flat and private gardens spanning nearly a quarter of an acre. This property includes off-road parking for several vehicles and three generously sized bedrooms. It is ideally located close to local amenities such as a convenience store and primary school whilst being a stones throw away from woodland walks.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a 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.



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

HALLWAY

Stairs lead to the first floor. Door into:

LOUNGE

12'00 x 11'00 (3.66m x 3.35m)

Feature fireplace with surround, radiator, TV point, power points, front aspect upvc double glazed window.

DINING ROOM

11'03 x 12'01 (3.43m x 3.68m)

Radiator, power points, front aspect upvc double glazed window. Door into:

KITCHEN

11'01 x 8'09 (3.38m x 2.67m)

Range of base wall and drawer mounted units, space for oven, built in extractor fan, space for dishwasher, space for under counted fridge/freezer, radiator, power points, strip lighting, rear aspect upvc double glazed window, side aspect wooden door leading out to the rear porch. Door into:

INNER CORRIDOR

Cupboard space, washing machine and tumble dryer, access to loft space. Door into:

BATHROOM

7'11 x 9'04 (2.41m x 2.84m)

Panelled bath, corner shower unit with mains shower attachment, extractor fan, close coupled W.C, radiator, wash hand basin, shaver point, rear aspect upvc double glazed frosted window.

REAR PORCH

Power points, side aspect upvc double glazed window, side aspect upvc double glazed frosted door leading out to the garden. Wooden door into:

CONSERVATORY

16'11 x 8'06 (5.16m x 2.59m)

Cupboard space, power points, upvc glass roof, rear and side aspect upvc double glazed windows, rear aspect sliding door leading out to the garden.

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

LANDING

Access to loft space. Step up to:

BEDROOM 1

12'01 x 9'03 (3.68m x 2.82m)

Built in wardrobe space, radiator, power points, front aspect upvc double glazed window.

BEDROOM 2

11'11 x 10'10 (3.63m x 3.30m)

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

BEDROOM 3

11'01 x 8'11 (3.38m x 2.72m)

Radiator, power points, built in cupboard housing the Worcester combi boiler, rear aspect upvc double glazed window.

OUTSIDE

Off road parking for several cars, in turn leads to garden area, mix of large laid to lawn area, several fruit trees, outbuilding, gated access to the rear.

SERVICES

Mains electric, mains gas, mains water, mains drainage.

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

To be advised.

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 to the traffic lights and turn right signposted Lydney/Chepstow, continue along bearing left onto Lords Hill and proceed to the top of the hill turning right at the crossroads onto Edenwall Road. Proceed along turning right 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)

