

MISREPRESENTATION DISCLAIMER

**England & Wales**

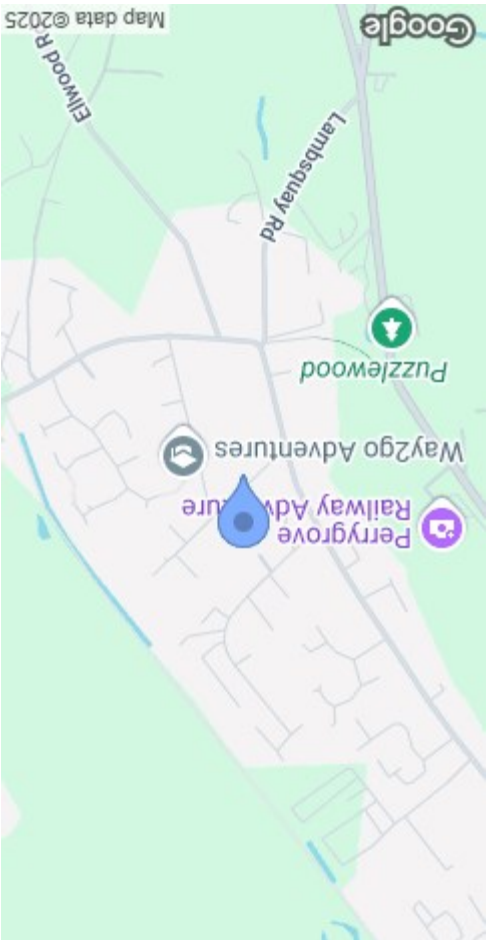
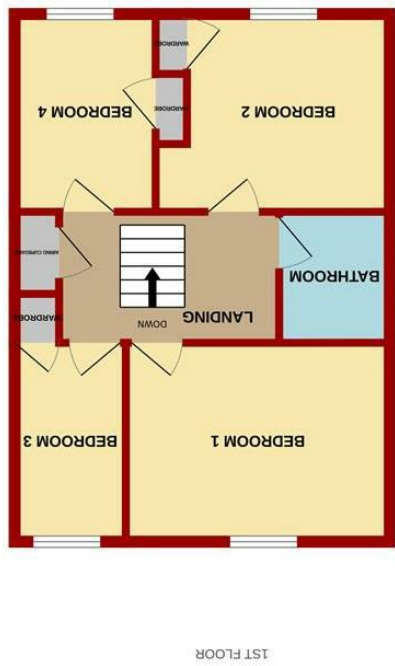
Not environmentally friendly - higher CO2 emissions

Very environmentally friendly - lower CO2 emissions

Environmental Impact (CO<sub>2</sub>) Rating

Rating	Percentage
A	18.1%
B	18.1%
C	18.1%
D	18.1%
E	18.1%
F	18.1%
G	18.1%

Measurements are approximate. Not to scale. Illustrative purposes only.  
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£339,950

This well-maintained four-bedroom detached house features a spacious rear garden and a bright, airy interior. The large kitchen-dining space is perfect for family gatherings and is complemented by a generously sized lounge. On the ground floor, you'll also find a convenient study, providing an ideal workspace. Upstairs, there are four well-proportioned bedrooms. Located in a popular village close to local amenities, the property includes off-road parking and is offered with no onward chain.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and 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 frosted upvc door into:

**ENTRANCE HALLWAY**

Radiator, stairs to first floor, power points. Door into:

**STUDY**

7'04 x 9'05 (2.24m x 2.87m)

Front aspect upvc double glazed window, power points, internet point, radiator. Door into:

**CLOAKROOM**

6'06 x 6'02 (1.98m x 1.88m)

Close coupled W.C., side aspect upvc double glazed frosted window, cupboard space with shelving and power points, belfast sink unit with taps over, extractor fan, radiator.

**LOUNGE**

18'06 x 10'09 (5.64m x 3.28m)

Rear aspect upvc double glazed window, side aspect upvc double glazed frosted window, TV point, power points, radiators, rear aspect double glazed Velux wooden window, Door into:

**KITCHEN/DINER**

7'08 x 23'07 (2.34m x 7.19m)

**KITCHEN AREA**

Range of fitted wall, base and drawer mounted units, built in oven, four ring gas hob, extractor fan, space for washing machine, side aspect upvc double glazed frosted window, one and a half bowl single drainer sink unit with taps over, space for fridge freezer, radiator, side aspect upvc double glazed frosted door giving access out to the garden.

**DINING AREA**

Rear aspect upvc double glazed patio doors leading out to the garden, radiator, door into the lounge, power points, rear aspect double glazed wooden Velux window.

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

**LANDING**

Power points, access via a ladder to the full head height partly boarded loft space, airing cupboard housing the hot water tank with shelving. Door into:

**BEDROOM 1**

9'09 x 12'09 (2.97m x 3.89m)

Rear aspect upvc double glazed window, power points, radiator, TV point.

**BEDROOM 2**

9'04 x 9'05 (2.84m x 2.87m)

front aspect upvc double glazed window, power points, radiator, built in wardrobe with hanging rail and shelving.

**BEDROOM 3**

6'11 x 9'10 (2.11m x 3.00m)

Rear aspect upvc double glazed window, radiator, power points, built in wardrobe with hanging rail and shelving.

**BEDROOM 4**

6'10 x 10'00 (2.08m x 3.05m)

Front aspect upvc double glazed window, built in wardrobe with hanging rail and shelving, power points, radiator.

**BATHROOM**

6'06 x 5'08 (1.98m x 1.73m)

Side aspect upvc double glazed frosted window, close coupled W.C., wash hand basin, panelled bath with shower attachment over, extractor fan, radiator.

**OUTSIDE**

To the front of the property you have access into the garage and off road parking for several cars.

**REAR GARDEN**

Large patio area, which in turned leads to a lawned area, garden shed, outside tap, all surrounded by fencing and hedging.

**GARAGE**

10'01 x 16'09 (3.07m x 5.11m)

The garage is accessed via a manual up and over door, power points, Valiant combi boiler, power and lighting.

**SERVICES**

Mains gas, mains electric, 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**

Severn Trent - rates to be advised.

**LOCAL AUTHORITY**

Council Tax Band: D  
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, turn right at the traffic lights signposted Lydney/Chepstow. Continue along until reaching the next set of traffic lights and turn left towards Tuffthorne Avenue. Follow this road turning left onto Edenwall Road and continue along where the property can be found 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)

**AWAITING VENDOR APPROVAL**

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

