

**Energy Efficiency Rating**

Energy efficiency - average rating

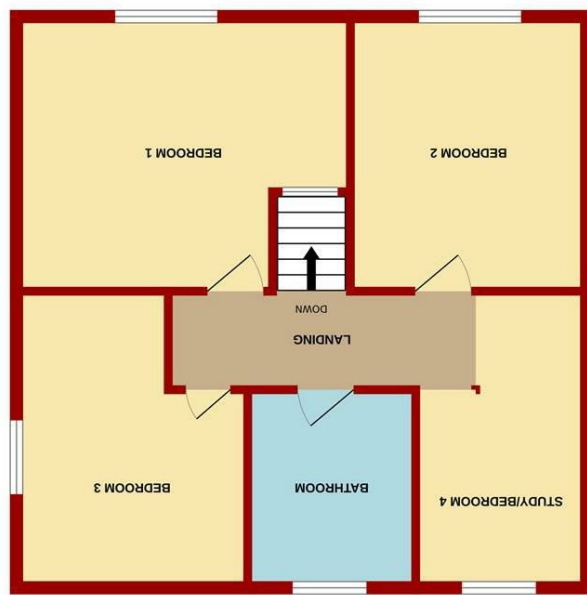
Country	Rating
UK	81
EU	44

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

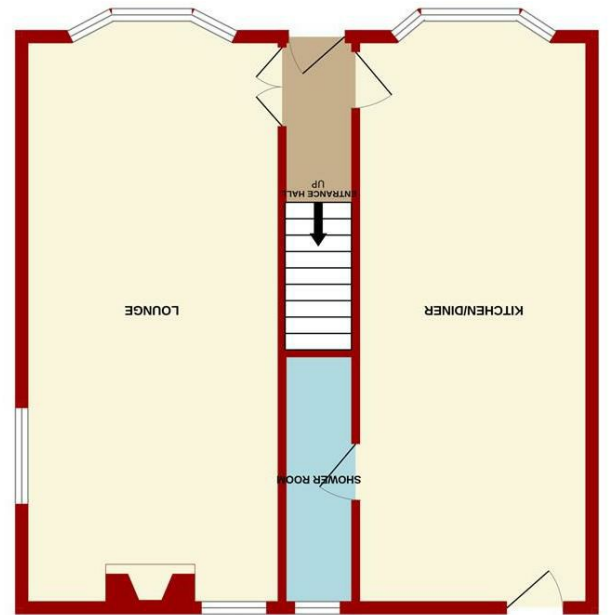
CO<sub>2</sub> emissions - average rating

Country	Rating
UK	100
EU	100

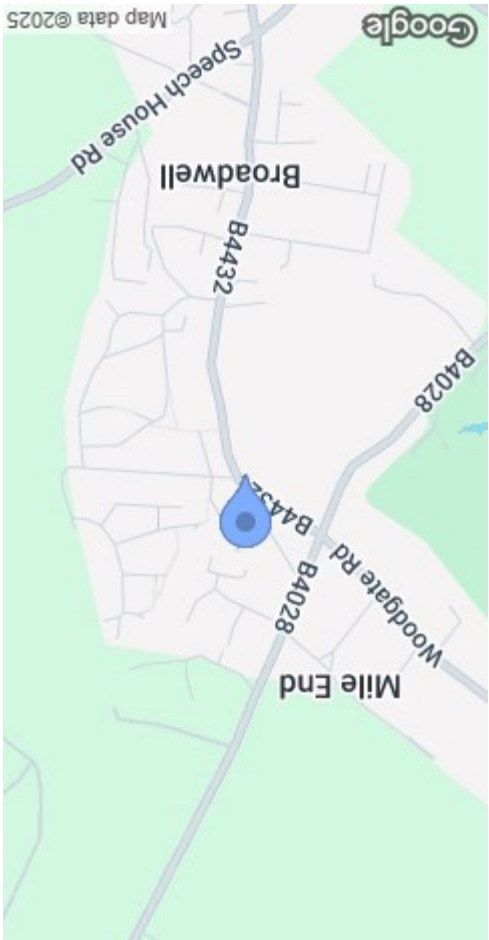
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



GROUND FLOOR



**18 Main Road**  
**Mile End, Coleford GL16 7BY**



£310,000

CHARMING 1,410 SQ. FT. DETACHED HOUSE offering a rare blend of CHARACTER, SPACE, AND POTENTIAL.

Once a POST OFFICE, it boasts THREE WELL-PROPORTIONED DOUBLE BEDROOMS an additional BEDROOM/OFFICE SPACE. There is potential to EXTENDING, thanks to PREVIOUSLY HELD PLANNING PERMISSION, this home is ripe for CUSTOMISATION.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is 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 with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



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

**ENTRANCE HALLWAY**

Stairs lead to the first floor. Partly glazed wooden door into:

**KITCHEN/DINER**

26'05 x 10'06 into the bay (8.05m x 3.20m into the bay)

Recently fitted kitchen comprising of a range of base, wall and drawer mounted units, rolled edge worktops, single bowl and drainer stainless steel sink unit with mixer tap over, integrated oven with four ring induction hob, space and plumbing for washing machine, space for fridge freezer, power points, inset ceiling spotlights. Rear aspect upvc double glazed door leading out to the garden.

**DINING AREA**

Power points, understairs storage cupboard, front aspect upvc double glazed bay window.

**SHOWER ROOM**

11'04 x 3'03 (3.45m x 0.99m)

Enclosed shower with tiled surround, tiled flooring, low level W.C, wall mounted wash hand basin, heated towel rail.

**LOUNGE**

25'05 x 11'07 (7.75m x 3.53m)

Power points, feature fireplace with inset log burner, inset ceiling spotlights, front aspect upvc bay window, rear and side aspect double glazed upvc windows.

**LANDING**

Power points. Door into:

**BEDROOM 1**

12'03 x 11'09 (3.73m x 3.58m)

Power points, access to loft space, front aspect double glazed upvc window.

**BEDROOM 2**

11'10 x 10'07 (3.61m x 3.23m)

Power points, front aspect upvc double glazed window.

**BEDROOM 3**

11'08 x 10'09 (3.56m x 3.28m)

Power points, side aspect upvc double glazed window.

**STUDY/BEDROOM 4**

10'11 x 5'00 (3.33m x 1.52m)

Currently an open space that could be enclosed to make a bedroom, wiring for lighting and power points, rear aspect upvc double glazed window.

**OUTSIDE**

To the front of the property you have off road parking for two cars with gated vehicle access to the side of the property creating further parking. On the side of the property there are lean-to storage outbuildings.

**REAR GARDEN**

To the rear of the property there is a hard standing area with steps leading up to the garden.

The rear garden is enclosed and is south west facing.

**SERVICES**

Mains gas, underfloor heating, 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**

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 town centre proceed to the traffic lights and continue straight over into Gloucester Road, follow the road along passing the shops on the left hand side and continue out of town. Proceed up the hill passing Forest Hills Golf Club on the left hand side and at the crossroads turn right, where the property can be found on the right 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)

