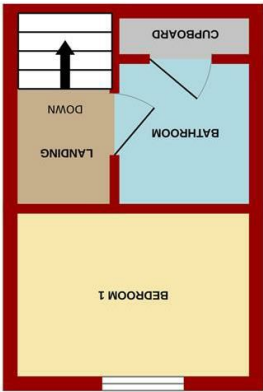
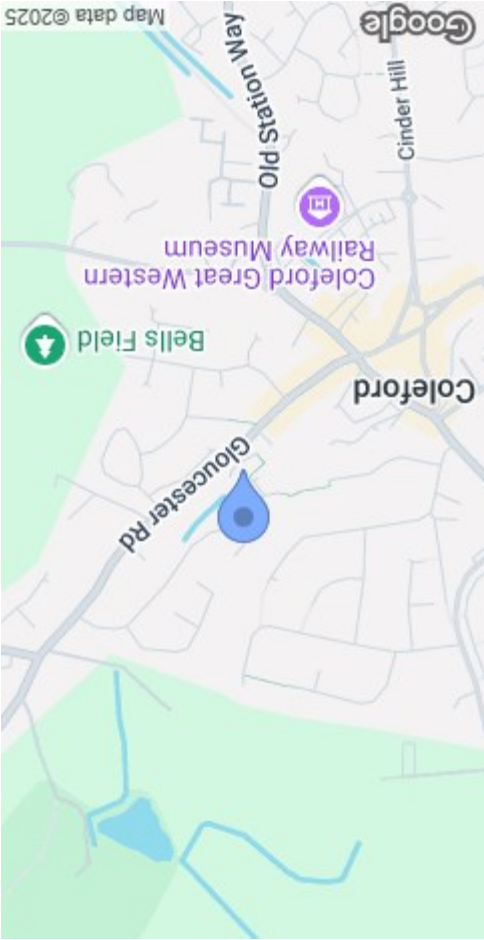


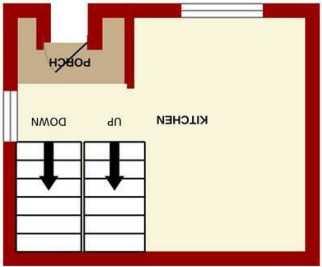
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Minimum
Very energy efficient - lower running costs		A	A
Energy efficient		B	B
Decent		C	C
Average		D	D
Below average		E	E
Poor		F	F
Very poor		G	G
Minimum Energy Efficiency Standard (MEES) 2025/26		E	

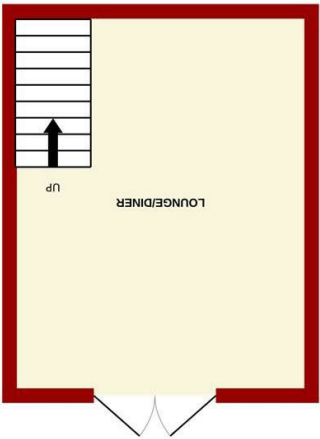
Environmental Impact (CO ₂) Rating		Current	Minimum
Very energy efficient - lower CO ₂ emissions		A	A
Energy efficient		B	B
Decent		C	C
Average		D	D
Below average		E	E
Poor		F	F
Very poor		G	G
Minimum Energy Efficiency Standard (MEES) 2025/26		E	



2ND FLOOR
149 sq. ft. (13.9 sq.m.) approx.



1ST FLOOR
119 sq. ft. (11.1 sq.m.) approx.



GROUND FLOOR
189 sq. ft. (17.5 sq.m.) approx.

TOTAL FLOOR AREA : 457 sq. ft. (42.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



21 Springfield Close
Coleford GL16 8BB

£170,000

This beautifully presented one-bedroom end terrace property is conveniently located near Coleford Town Centre. It features a generous lounge/diner, a spacious double bedroom, and includes reserved parking for one car. The property is also being sold with 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 frosted door into:

PORCH
4'10 x 2'11 (1.47m x 0.89m)
Space for fridge/ freezer, fuse box, opening into:

KITCHEN
12'00 x 9'09 (3.66m x 2.97m)
Range of wall, drawer and base mounted units, front aspect double glazed upvc window, Worcester combination boiler, built in oven, hob and extractor fan, power points, stainless steel drainer unit with tap over, space for washing machine, stairs giving access to first floor landing, stairs leading down to:

LOUNGE/ DINER
12'01 x 15'06 (3.68m x 4.72m)
Rear aspect double glazed upvc patio door which gives access out to the garden, radiator, power points, tv point.

From the kitchen. stairs giving access to first floor landing.

FRIST FLOOR LANDING
Cupboard space, power point, door giving access into:

BEDROOM ONE
7'09 x 12'01 (2.36m x 3.68m)
Rear aspect double glazed upvc window, power points, sliding wardrobes, radiator.

From the landing, door giving access into:

BATHROOM
7'11 x 5'08 (2.41m x 1.73m)
Corner bath with bath taps over and mains shower overhead, close coupled w.c, vanity wash hand basin unit with tap over, heated towel rail, large cupboard space, small loft access space.

OUTSIDE
The front garden is accessed via a gate. There are two gravel areas - one used for a seating area and one used for a water feature area. This leads to a side entrance which intern leads to the rear garden.

REAR GARDEN
Decking area, steps leading down to gravelled area, all low maintance, garden shed with power. Reserved parking area and an overflow car park.

AGENTS NOTE
£75.00 per year maintenance charge.

SERVICES
Mains Water, Electricity, Drainage, Gas.

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: 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, proceed to the traffic lights and go straight ahead towards Gloucester Road, turn left into Springfield Close and the property can be found to the 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)

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