

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<p>Energy Efficiency Rating</p> <p>Low energy efficient homes - better energy costs</p> <p>Very energy efficient homes - better energy costs</p> <p>Chart</p> <p>Energy Star</p>	<p>Energy Efficiency Rating</p> <p>Low energy efficient homes - better energy costs</p> <p>Very energy efficient homes - better energy costs</p> <p>Chart</p> <p>Energy Star</p>	<p>Environmental Impact (CO<sub>2</sub>) Rating</p> <p>Low energy efficient homes - better CO<sub>2</sub> emissions</p> <p>Very energy efficient homes - better CO<sub>2</sub> emissions</p> <p>Chart</p> <p>Energy Star</p>	<p>Environmental Impact (CO<sub>2</sub>) Rating</p> <p>Low energy efficient homes - better CO<sub>2</sub> emissions</p> <p>Very energy efficient homes - better CO<sub>2</sub> emissions</p> <p>Chart</p> <p>Energy Star</p>

The second floor plan includes a Landing (tan) with a staircase labeled 'DOWN' and an arrow pointing up. Adjacent to the Landing is a Bathroom (light blue) which contains a Cupboard (grey). A large Bedroom 1 (yellow) occupies the lower half of the floor. A small white rectangular area is located at the bottom center of the floor plan.





£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.