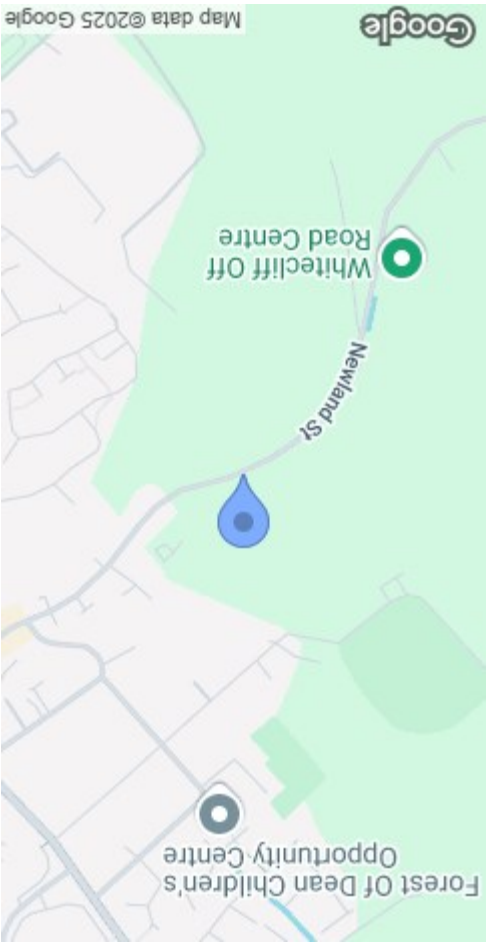


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low running costs	Very energy efficient - low running costs
A	A
(93 kWh)	(93 kWh)
B	B
(81-91)	(81-91)
C	C
(69-80)	(69-80)
D	D
(55-68)	(55-68)
E	E
(45-54)	(45-54)
F	F
(35-44)	(35-44)
G	G
(25-34)	(25-34)
Not energy efficient - high running costs	Not energy efficient - high running costs
H	H
(15-24)	(15-24)
Energy Efficiency Rating	
Current	Target
65	86
England & Wales	
EU Directive 2002/91/EC	2002/91/EC
Very energy efficient - low CO2 emissions	Very energy efficient - low CO2 emissions
A	A
(102 g/kWh)	(102 g/kWh)
B	B
(81-101)	(81-101)
C	C
(61-80)	(61-80)
D	D
(41-60)	(41-60)
E	E
(21-40)	(21-40)
F	F
(1-20)	(1-20)
Not energy efficient - high CO2 emissions	Not energy efficient - high CO2 emissions
G	G
(1-10)	(1-10)
Environmental Impact (CO ₂) Rating	
Current	Target
65	86



59a Newland Street
Coleford GL16 8NA

£225,000

A CHARMING and CHARACTERFUL three-bedroom COTTAGE, boasting a SPACIOUS KITCHEN, OFF-ROAD PARKING, GENEROUS PLOT, and a SOUGHT-AFTER LOCATION on the edge of COLEFORD town.

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.



Property is accessed via part glazed wooden door into:

ENTRANCE HALLWAY

Stairs leading up to first floor landing.

Opening leading into:

LOUNGE

9'09 x 11'10 (2.97m x 3.61m)

Wood effect flooring, radiator, power points, TV point, under stairs storage cupboard, front aspect double glazed upvc window which has a lovely view out towards the allotment over the road.

Doorway through into:

STUDY/ HALLWAY

6'09 x 7'11 (2.06m x 2.41m)

This room is currently being used as a Study. Power points, radiator, wall mounted Worcester combination boiler (fitted in 2024), double glazed upvc door leading outside.

Constantine doors into:

BATHROOM

5'02 x 8'06 (1.57m x 2.59m)

Bath with shower over, Pedestal wash hand basin, W.C, radiator, part tiled walls, tiled flooring, rear aspect double glazed upvc frosted window.

Steps up from the hallway/ study into:

KITCHEN

9'04 x 13'02 (2.84m x 4.01m)

Wall, drawer and base mounted units, tiled flooring, rolled edge worktops, four ring electric hob with oven, single bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for fridge, space for freezer, breakfast bar, radiator, power points, inset ceiling spotlights, side and rear aspect double glazed upvc window, rear aspect double glazed upvc door out to the garden.

From the hallway, stairs lead up to:

FIRST FLOOR LANDING

Loft space access, power points.

Door leading into:

BEDROOM ONE

8'10 x 9'10 (2.69m x 3.00m)

Radiator, power points, front aspect double glazed upvc window, built in wardrobe space.

From the landing, door leading into:

BEDROOM TWO

6'11 x 10'08 (2.11m x 3.25m)

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

From the Kitchen, stairs leading to landing:

LANDING

Side aspect double glazed upvc window, door leading into:

BEDROOM THREE

6'08 x 12'10 (2.03m x 3.91m)

Radiator, power points, side and rear aspect double glazed upvc window.

OUTSDIE

At the front of the property, a driveway provides convenient off-road parking. A pathway leads to both the front and side entrances of the house. To the side, there is an attached shed with an additional door granting access to the rear garden.

The rear garden is thoughtfully arranged across multiple tiers. A spacious seating area offers the perfect spot for outdoor relaxation, while steps lead up to a fully enclosed lawn, ensuring a high level of privacy.

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

LOCAL AUTHORITY

Council Tax Band: B
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 traffic lights, head onto Market Place, follow the road around the clock tower taking a left onto Newland Street, follow the road down past the old railway bridge and 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.

