

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		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
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B		B	
81-100		81-100	
C		C	
61-80		61-80	
D		D	
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£465,000

FIVE BEDROOM DETACHED FAMILY HOME, MEASURING APPROXIMATELY 1985 SQ FT. OFFERING VERSATILE LIVING ACCOMMODATION, BEING WELL PRESENTED THROUGHOUT, IN A POPULAR VILLAGE LOCATION, WITH OFF ROAD PARKING, GARAGE, AND LOVELY PRIVATE REAR GARDEN.

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.



ENTRANCE HALL

Radiator, power points, coving, understairs storage cupboard, thermostat for central heating system, stairs to first floor landing.

CLOAKROOM

W.C, vanity wash hand basin, radiator, part tiled walls, double glazed UPVC frosted window.

LOUNGE

12'10 x 17'01 (3.91m x 5.21m)

Stone gas fireplace, two radiators, power points, coving, rear aspect double glazed UPVC French doors leading out to the rear garden.

KITCHEN/ DINER

14'11 x 11'08 (4.55m x 3.56m)

KITCHEN

Range of base, wall and drawer mounted units, electric double oven with gas hob, extractor fan, integrated fridge/freezer, one and a half bowl sink unit with mixer tap above, radiator, tiled flooring, wall mounted gas fire boiler, front aspect double glazed UPVC window. Opening into:

DINING AREA

Rear aspect double glazed UPVC window, radiator, power points, coving.

STUDY

9'00 x 10'08 (2.74m x 3.25m)

Front aspect double glazed UPVC window, radiator, coving, power points and internet point.

From the entrance hallway, stairs leading up to:

FIRST FLOOR LANDING

Front aspect double glazed UPVC window, coving, thermostat for central heating system, radiator, staircase to second floor landing.

BEDROOM ONE

12'10 x 17'01 (3.91m x 5.21m)

Rear aspect double glazed UPVC window with woodland views, two radiators, built-in wardrobe, TV point, power points.

DRESSING AREA

With built-in wardrobe, radiator, rear aspect double glazed UPVC window.

ENSUITE

W.C, wash hand basin, shower cubicle, heated towel rail, tiled walls, rear aspect double glazed UPVC frosted window.

BEDROOM TWO

12'10 x 10'06 (3.91m x 3.20m)

Front aspect double glazed UPVC window, radiator, TV point, power points.

BEDROOM FIVE

8'01 x 9'02 (2.46m x 2.79m)

Front aspect double glazed UPVC window, radiator, TV point, power points.

BATHROOM

W.C, wash hand basin, bath, shower cubicle, tiled walls, wall mirror, extractor fan, heated towel rail, side aspect double glazed UPVC frosted window.

From first floor landing, staircase leading up to:

SECOND FLOOR LANDING

Coving, smoke alarm, thermostat for central heating, power points, airing cupboard housing hot water tank and immersion.

BEDROOM THREE

18'11 x 12'10 (5.77m x 3.91m)

Side and rear aspect double glazed UPVC windows with woodland views, two radiators, access to loft space, two storage cupboards, power points and TV point.

BEDROOM FOUR

11'08 x 18'11 (3.56m x 5.77m)

Rear aspect double glazed UPVC window with woodland views, front aspect Velux roof window, power points, TV point, radiator.

OUTSIDE

At the front of the property there is a driveway providing off road parking, the driveway then leads up to the:

GARAGE

16'10 x 8'08 (5.13m x 2.64m)

Accessed via up and over door with power, lighting and personal door to garden.

The rear garden is exceptionally private and has a lovely aspect looking over the Milkwall to Coleford Cycle Track.

The garden itself is mostly laid to lawn, with a large patio seating area, mature shrub borders, all enclosed by fencing.

SERVICES

Mains Water, Electricity, Drainage and Gas Heating.

LOCAL AUTHORITY

Council Tax Band: E
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 onto Tuffthorn Avenue. Follow this road bearing left onto Station Road until reaching Primrose Drive where you will turn left. Turn right into Bluebell Close where you will find the property straight ahead.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

