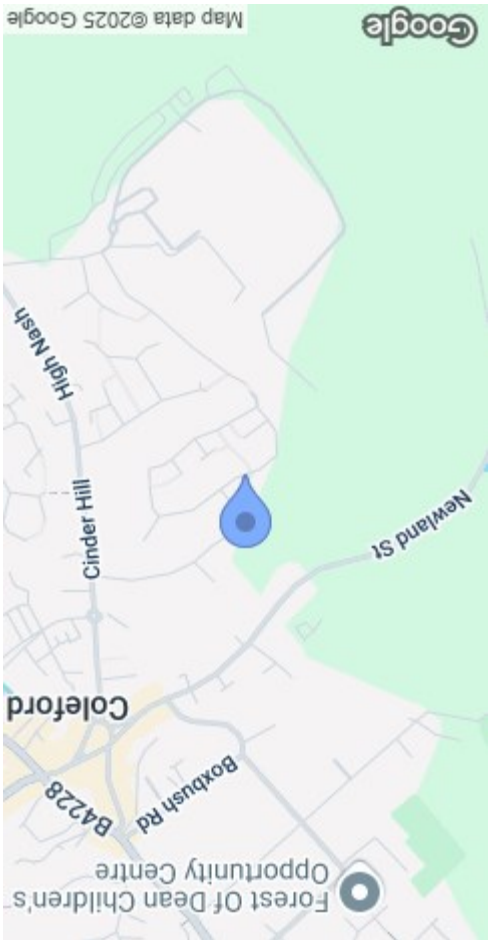


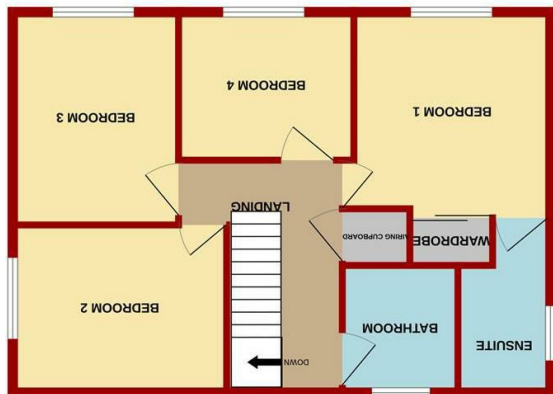
MISREPRESENTATION DISCLAIMER

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.

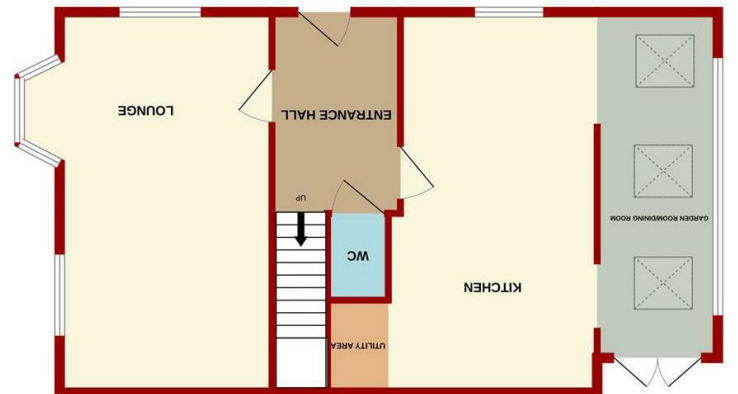
Country	Energy Efficiency Rating	Energy Efficiency Rating	Country
England & Wales			England & Wales
England & Wales			England & Wales



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



GROUND FLOOR



40 Lawdley Road
Coleford GL16 8SB

Offers Over £400,000

Introducing a beautifully presented four-bedroom detached house with a stunning newly fitted kitchen that flows into a bright sunroom. Upstairs, you'll find four spacious bedrooms, including a master suite with an en-suite bathroom. This property also features off-road parking, a garage, and a private garden that is not overlooked. Offered 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.



Property is accessed via double glazed door into:

ENTRANCE HALL

Radiator, power point, TV point, stairs to first floor landing, consumer unit. Door leading into:

LOUNGE

19'01 x 11'01 (5.82m x 3.38m)

Power points, radiators, TV point, telephone point, upvc double glazed window to front aspect, upvc double glazed window to side aspect, upvc double glazed bay window to side aspect.

From the hallway, door leading into:

KITCHEN

19'09 x 11'0 (6.02m x 3.35m)

Kitchen fitted by Wren Kitchens with an 8 years guarantee remaining comprising of a range of base, wall and drawer units, built in dishwasher, fridge/freezer, wine cooler, oven, large pantry space, spice rack, induction hob with downdraft extractor fan controlled by touch, front aspect upvc double glazed window.

UTILITY ROOM

Plumbing and space for washing machine, cupboard housing gas fired central heating boiler, worktop, power points.

From the kitchen an opening gives access into:

GARDEN ROOM/DINING ROOM

Rear aspect upvc double glazed windows, side aspect upvc patio doors giving access onto garden, three velux upvc windows, inset ceiling spotlights, radiator.

From the hallway, door leading into:

CLOAKROOM

WC, radiator, wash hand basin with tiled splashbacks.

FIRST FLOOR LANDING

Access into loft space, power points, door to airing cupboard with shelving, door to:

MASTER BEDROOM

10'08 x 9'11 (3.25m x 3.02m)

Power points, TV point, power points, upvc double glazed window to front aspect, fitted wardrobe with hanging and shelving options. Door leading into:

EN-SUITE

Shower cubicle with shower attachment over, tiled splashbacks, WC, wash hand basin with splashbacks, radiator, upvc double glazed frosted glass window to side aspect.

From the landing, door leading into:

BEDROOM TWO

11'03 x 9'05 (3.43m x 2.87m)

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

From the landing, door leading into:

BEDROOM THREE

10'01 x 8'02 (3.07m x 2.49m)

Radiator, power points, upvc double glazed window to front aspect.

From the landing, door leading into:

BEDROOM FOUR

9'11 x 7'0 (3.02m x 2.13m)

Radiator, power points, BT point, upvc double glazed window to front.

From the landing, door leading into:

BATHROOM

White suite comprising of WC, wash hand basin with tiled splashbacks, panelled bath tub with shower attachment over, partly tiled over, extractor fan, radiator.

OUTSIDE

The property has a driveway and parking for 2 vehicles which inturn leads to the garage. The garage is accessed via an up and over door. The garden is to the side aspect and is mostly laid to lawn with borders to include flowers, shrubs and buses, all enclosed by walling surround.

AGENTS NOTE

Maintenance Charges - approx. £10.00 per month.

SERVICES

Mains gas, water, electric and drainage.

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.

VIEWING

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 up the High Street passing the cinema and continue straight over at the mini roundabout. Take the next turning right into Hampshire Gardens and continue along to the end into Lawdley Road. Follow the road around to the left, the property will then 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)