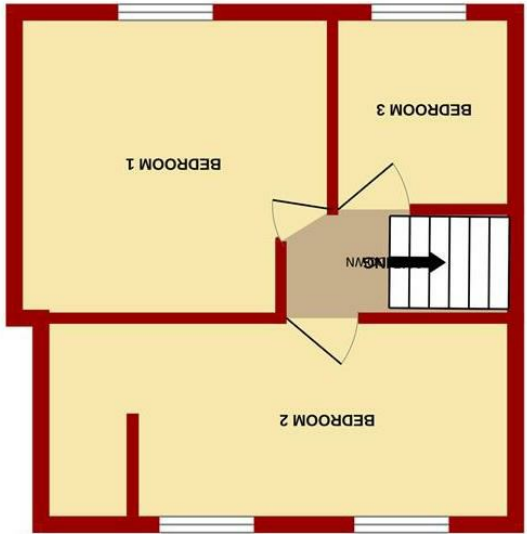
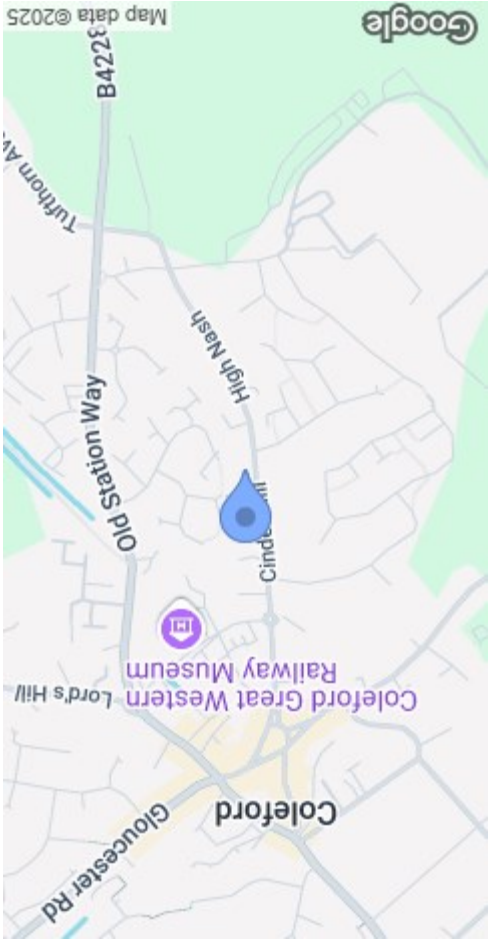


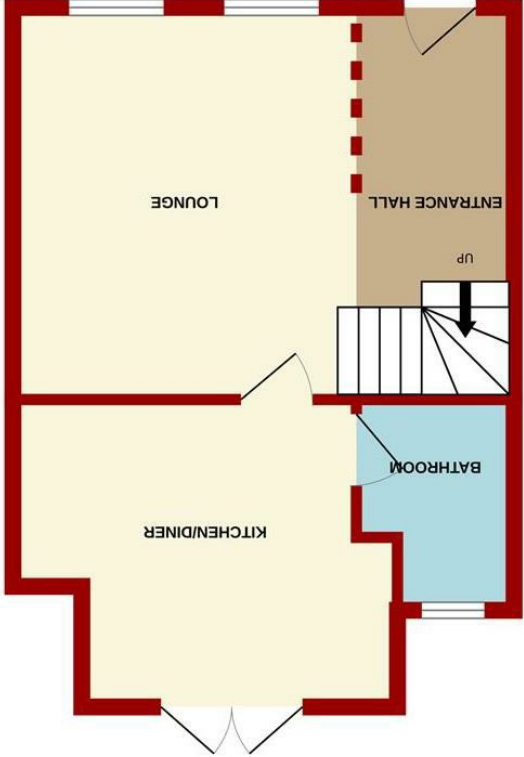
MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Target
Very energy efficient - low running costs	
A (93-100)	
B (81-92)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28)	
Not energy efficient - high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target
Very energy efficient - low CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28)	
Not energy efficient - high CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Miteopix ©2024



19 Cinderhill  
Coleford GL16 8HJ



£280,000

THREE-BEDROOM TERRACED COTTAGE WITH ABUNDANCE OF CHARACTER FEATURES. RECENTLY REFURBISHED TO PERFECTION, OFFERING A SEAMLESS BLEND OF MODERN LUXURY COMFORTS AND CHARM, JUST A SHORT WALK FROM THE TOWN CENTRE.

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.



**ENTRANCE HALL**

12'0 x 5'06 (3.66m x 1.68m)  
Accessed via a part glazed wooden door, radiator, power points, stairs to the first floor landing, opening through to:

**LOUNGE**

13'08 x 11'11 (4.17m x 3.63m)  
Feature fireplace with space for log burner, radiator, power points, television point, exposed beams, understairs storage cupboard, two front aspect double glazed wooden windows, steps leading down to:

**KITCHEN/DINER**

17'07 x 12'02 max (5.36m x 3.71m max)  
Lovely fitted wooden kitchen with built in appliances to include dishwasher, washing machine and tumble dryer, space for range cooker, cooker hood above, larder cupboard, space for fridge/freezer, Belfast sink with mixer tap above, space for dining table and chairs, inset ceiling spotlights, power points, television point, sky light, double glazed upvc double doors out to the rear of the property, thumb latch door to:

**BATHROOM**

10'10 x 6'10 (3.30m x 2.08m)  
Freestanding bath, walk in wet room, low level WC, vanity wash hand basin, built in storage cupboards, heated towel rail, inset ceiling spotlights, tiled flooring, part tiled walls, rear aspect double glazed upvc window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

**LANDING**

Radiator, door to:

**BEDROOM 1**

14'05 x 13'0 (4.39m x 3.96m)  
Feature fireplace, radiator, power points, built in wardrobe, inset ceiling spotlights, front aspect double glazed wooden window.

**BEDROOM 2**

15'06 x 8'08 (4.72m x 2.64m)  
Radiator, power points, exposed beams, rear aspect double glazed upvc window.

**BEDROOM 3**

10'07 x 7'04 (3.23m x 2.24m)  
Radiator, power points, exposed beams, front aspect double glazed wooden window.

**OUTSIDE**

A gate gives access to the front of the property having a patio area, wood store and pathway leading to the front door. To the rear of the property is a small gravelled area and a gate which provides rear access.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

Severn Trent - to be advised.

**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 town centre proceed up the High Street and continue straight over at the roundabout onto Cinderhill where 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.

