

England & Wales
2002/03

Energy Efficiency Rating

CO2 emissions per unit of GVA

77% (A)

39% (G)

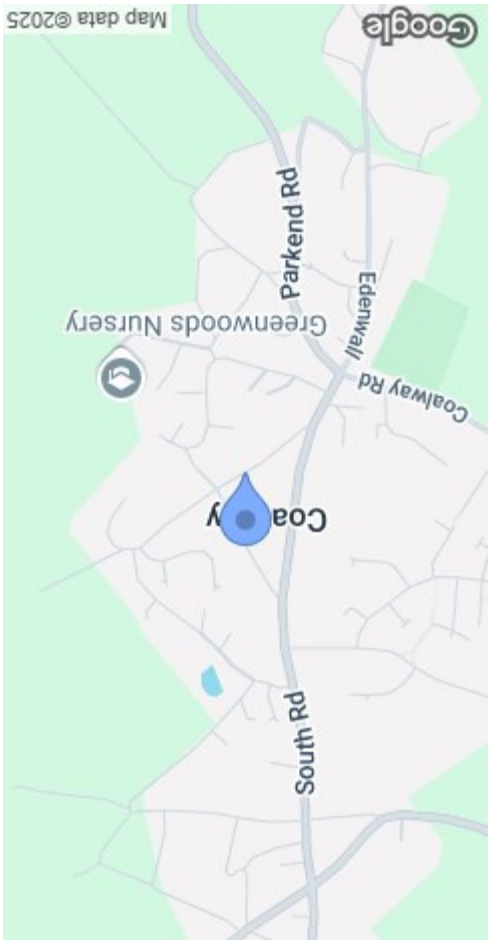
Environmental Impact Rating

CO2 emissions per unit of GVA

77% (A)

39% (G)

Measurements are approximate. Not to scale. Illustrative purposes only
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£250,000

CHARMING THREE-BEDROOM SEMI-DETACHED COTTAGE in a SOUGHT-AFTER VILLAGE LOCATION, boasting BREATHTAKING ELEVATED VIEWS and a GENEROUS SOUTH-WEST FACING GARDEN. BRIMMING WITH POTENTIAL, this is a fantastic opportunity for buyers seeking CHARACTER and SPACE.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public House, Post Office, Park with Recreation Ground and a 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.



The property is accessed via a upvc door into:

ENTRANCE PORCH

Front aspect upvc double glazed window. Door into:

ENTRANCE HALLWAY

12'03 x 3'01 (3.73m x 0.94m)

Stairs lead to the first floor. Door into:

LOUNGE

14'09 x 11'07 (4.50m x 3.53m)

Feature fireplace with open fire inset, radiator, power points, front aspect upvc double glazed window.

DINING ROOM

14'06 x 11'11 (4.42m x 3.63m)

Solid fuel stove with back boiler that runs the central heating, radiator, power points, side and rear aspect windows. Door into:

KITCHEN

13'09 x 7'09 (4.19m x 2.36m)

Range of base and wall mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit, space for cooker, space and plumbing for washing machine, power points, pantry and separate store cupboard. Door into:

SHOWER ROOM

Walk in shower, pedestal wash hand basin, W.C, front aspect window.

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

LANDING

Door into:

BEDROOM 1

11'06 x 9'04 (3.51m x 2.84m)

Radiator, power points, front aspect window.

BEDROOM 2

12'07 x 11'07 (3.84m x 3.53m)

Airing cupboard housing the hot water tank, side aspect window.

BEDROOM 3

11'05 x 8'08 (3.48m x 2.64m)

front aspect window, power point.

OUTSIDE

From the lane, gated access leads to a private parking area with a storage shed. The rest of the garden is laid to lawn, featuring tiered flower borders, a fish pond, a coal bunker, and an adjoining shed. This beautiful south-west facing garden enjoys stunning elevated views.

SERVICES

Mains water, electric, drainage. (Mains Gas is located in the lane)

AGENTS NOTE

Please note that probate has been applied for but has not yet been granted, however is imminent, please ask a member of staff in the office for more information.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

Please refer to the following link which is a guideline to assist you with mobile phone coverage and broadband availability / estimated speeds. However, potential purchasers need to make their own enquiries with respective providers direct as we cannot guarantee this information is correct.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
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. Proceed along bearing left onto Lords Hill and continue along until approaching the crossroads by the Eski-Market. Turn left here onto South Road and continue along for a short distance bearing right into Old Road. Follow the road for a short distance where the property is the first house on the left 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)

