

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.

Figure 1: Comparison of the environmental impact of the UK and EU electricity generation in 2002.

The figure consists of two horizontal bar charts. The left chart shows the Environmental Impact (CO₂) Rating for the UK, and the right chart shows the Energy Efficiency Rating for the UK. Both charts include a legend for the UK and EU flags.

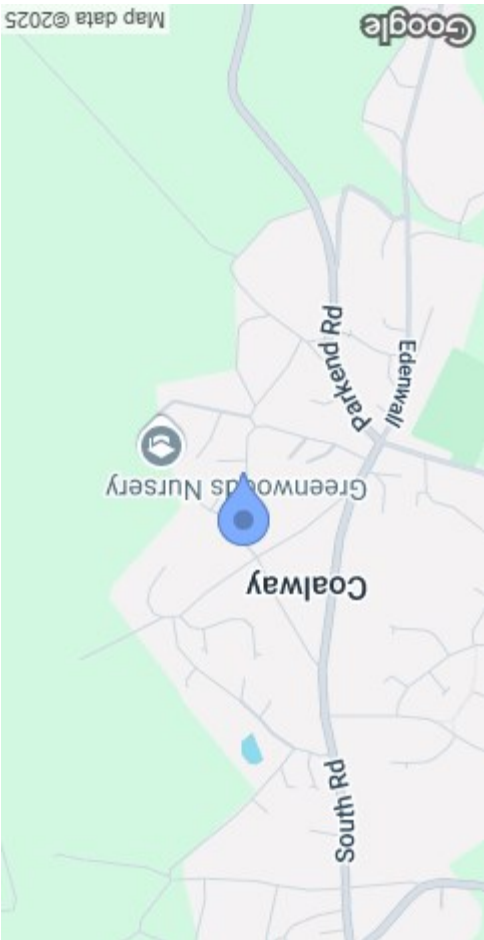
Environmental Impact (CO₂) Rating (Left Chart):

Source	Rating
Coal	17.78
Gas	12.38
Nuclear	10.46
Wind	9.84
Hydropower	9.61

Energy Efficiency Rating (Right Chart):

Source	Rating
Coal	17.78
Gas	12.38
Nuclear	10.46
Wind	9.84
Hydropower	9.61

Measurements are approximate. Not to scale. Illustrative purposes only.
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13 Birch Park
Coalway, Coleford GL16 7RU

Guide Price £170,000

TWO-BEDROOM END-TERRACE with OFF-ROAD PARKING for TWO CARS. Benefits include GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, and a LOW-MAINTENANCE GARDEN. Offered with NO ONWARD CHAIN – ideal for FIRST-TIME BUYERS or INVESTORS.

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.



Property is accessed via a part double glazed upvc door into:

ENTRANCE HALLWAY

Radiator, opening through into:

KITCHEN

8'02 x 7'03 (2.49m x 2.21m)

Range of base, drawer and wall mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for cooker with cooker hood above, space for fridge, space for freezer, power points, appliance points, front aspect double glazed upvc window.

From the entrance hallway, opening into:

LOUNGE/ DINER

11'10 x 17'03 (3.61m x 5.26m)

Gas fire, radiator, power points, tv points, stairs leading up to the first floor landing, rear aspect double glazed upvc double doors out into the garden, rear aspect double glazed upvc window.

Stairs lead up to the first floor landing which comprises of a radiator, access to loft space and doors leading into all rooms.

BEDROOM ONE

9'08 x 13'04 (2.95m x 4.06m)

Radiator, power points, two sets of mirrored sliding doors into wardrobes, rear aspect double glazed upvc window.

BEDROOM TWO

6'09 x 10'08 (2.06m x 3.25m)

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

BATHROOM

4'10 x 7'10 (1.47m x 2.39m)

White suite comprising of a panelled bath, pedestal wash hand basin, w.c, radiator, part tiled walls, front aspect double glazed upvc frosted window.

OUTSIDE

To the front of the property there is off road parking for two vehicles. The front garden has a laid to lawn area and there is a pathway which leads around to the rear garden.

The rear garden is low maintenance which is all laid to patio with fenced and wall boundary.

SHED

9'00 x 9'00 (2.74m x 2.74m)

SERVICES

Mains Gas, Water, Drainage & Electricity.

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

Severn Trent - rates 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, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along bearing left onto Lords Hill. Continue up the hill for approximately half a mile until reaching the crossroads by the Eski-Market. Turn left here, taking the first right hand turning into Prosper Lane. Proceed along to the end bearing left. Follow the road along into Birch Park 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.