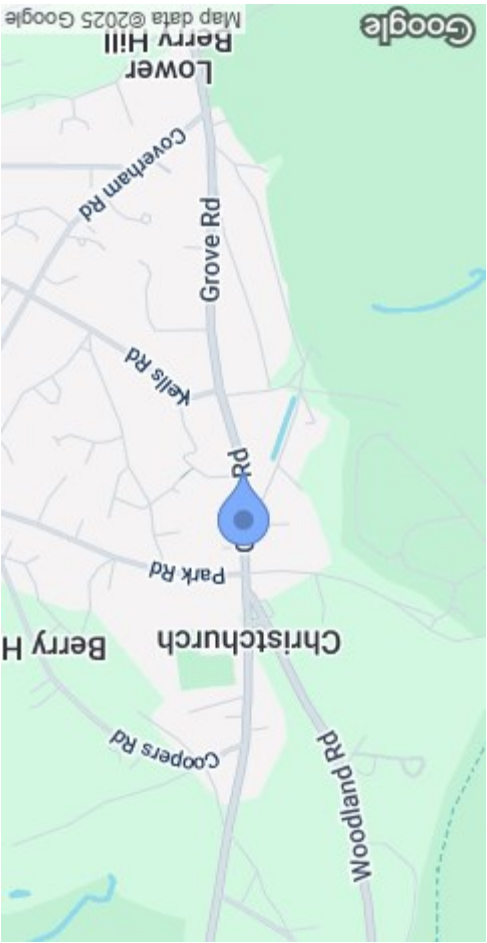
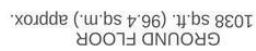


TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



£425,000

Located IN THE HEART OF THE POPULAR LOCTION OF CHRISTCHURCH, this CHARMING TWO-BEDROOM DETACHED BUNGALOW, measuring OVER 1000 SQ FT, offers a FANTASTIC OPPORTUNITY for those looking to make their mark. With CLASSIC 1930'S CHARM, a DETACHED GARAGE, and a SUBSTANTIAL PLOT OF OVER A THIRD OF AN ACRE, there is SCOPE TO EXTEND (STPP), or simply enjoy the GENEROUS OUTDOOR SPACE.

Offered to the market with NO ONWARD CHAIN, this is a rare chance to secure a character property with TREMENDOUS POTENTIAL in a sought-after setting.

Christchurch is one of the most westerly villages in the Forest, sitting above the Wye Valley just a short distance from the spectacular views at Symond's Yat. Local amenities include a church, public house, shop and the popular Forest Holidays which has a café that's open to the public.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via part double glazed door into:

PORCH

3'09 x 3'05 (1.14m x 1.04m)

Wooden part glazed door into:

ENTRANCE HALLWAY

5'00 x 15'09 (1.52m x 4.80m)

Wooden flooring, radiator, power points, door leading into:

LOUNGE

11'11 x 14'05 (3.63m x 4.39m)

Feature fireplace, radiator, power points, tv point, coving, front aspect double glazed upvc bay window.

BEDROOM ONE

11'01 x 12'02 (3.38m x 3.71m)

Side and rear aspect double glazed upvc windows, radiator, power points.

BEDROOM TWO

12'01 x 11'00 (3.68m x 3.35m)

Front aspect double glazed upvc window, radiator, power points.

BATHROOM

5'00 x 8'05 (1.52m x 2.57m)

Coloured suite comprises of - bath, WC, and sink, rear aspect double glazed upvc window.

SHOWER ROOM

11'01 x 3'10 (3.38m x 1.17m)

Wash hand basin, WC, shower unit.

DINING ROOM

12'01 x 12'01 (3.68m x 3.68m)

Side aspect double glazed upvc window, gas fire with back boiler providing central heating, coving, radiator, power points, door leading into:

KITCHEN

11'05 x 11'09 (3.48m x 3.58m)

Range of wall, drawer and base mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap over, integrated double oven with four ring gas hob and cooker hood above, space and plumbing for washing machine, space for fridge, space for freezer, door leading into:

UTILITY ROOM

10'08 x 4'04 (3.25m x 1.32m)

Opening into:

SUNROOM

10'09 x 7'00 (3.28m x 2.13m)

Side and rear aspect double glazed upvc windows, double glazed upvc sling doors leading out to the garden.

OUTSIDE

The property sits on over one third of an acre plot. There is gated access onto a driveway which leads to the side and then leads to the garage.

The rear garden has mature trees and shrubs, as well as a greenhouse and shed.

GARAGE

9'08 x 20'03 (2.95m x 6.17m)

Power and lighting.

SERVICES

Mains Gas, Water, Electric and Drainage.

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: D
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, take a left at the traffic lights and continue along towards Staunton Road then take a right turning onto The Gorse. When reaching the cross roads, continue straight over onto Grove Road. Continue along this road for approx. half a mile and the property can be found on the right 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.

