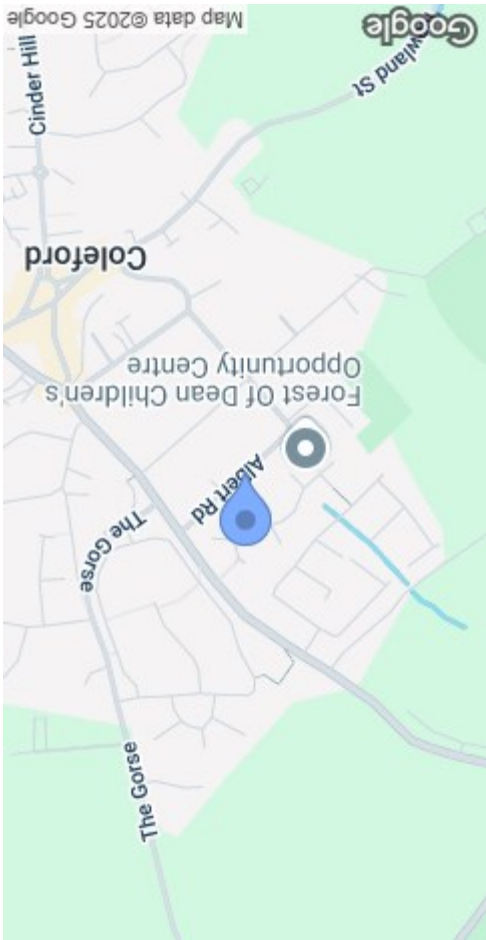




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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	Environment Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>39-44</td></tr> <tr><td>B</td><td>45-49</td></tr> <tr><td>C</td><td>50-54</td></tr> <tr><td>D</td><td>55-59</td></tr> <tr><td>E</td><td>60-64</td></tr> <tr><td>F</td><td>65-69</td></tr> <tr><td>G</td><td>70-74</td></tr> </table>	A	39-44	B	45-49	C	50-54	D	55-59	E	60-64	F	65-69	G	70-74	<table border="1"> <tr><td>A</td><td>1-10</td></tr> <tr><td>B</td><td>11-20</td></tr> <tr><td>C</td><td>21-30</td></tr> <tr><td>D</td><td>31-40</td></tr> <tr><td>E</td><td>41-50</td></tr> <tr><td>F</td><td>51-60</td></tr> <tr><td>G</td><td>61-70</td></tr> </table>	A	1-10	B	11-20	C	21-30	D	31-40	E	41-50	F	51-60	G	61-70
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GROUND FLOOR



20 Albert Road  
 Coleford GL16 8DZ

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£325,000**

This charming DETACHED THREE-BEDROOM BUNGALOW is full of character, featuring OAK BLOCK PARQUET FLOORING, ORIGINAL CARVED WOOD CORNICING, HIGH CEILINGS, and elegant BAY WINDOWS to the front. Set in a SOUGHT-AFTER LOCATION WITHIN WALKING DISTANCE OF COLEFORD TOWN CENTRE, the property offers a SPACIOUS KITCHEN WITH ROOM FOR DINING, a LOW-MAINTENANCE YET ATTRACTIVE REAR GARDEN, and a DETACHED DOUBLE GARAGE WITH ELECTRIC DOOR.

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 part glazed upvc door into:

**PORCH**

3'10 x 3'01 (1.17m x 0.94m)

Tiled flooring, wooden dado rail, part glazed wooden door into:

**ENTRANCE HALLWAY**

3'10 x 2'102 (1.17m x 6.45m)

Beautiful oak block parquet flooring, radiator, power points, telephone point, access to loft space, wooden dado rail, door leading into:

**LOUNGE**

11'11 x 14'07 (3.63m x 4.45m)

These measurements lead into the bay window.

Feature gas living flame fireplace, radiator, power points, tv point, 8'08ft high ceilings, wooden dado rail, wooden carved corner cornice, front aspect double glazed upvc round bay window.

**KITCHEN**

14'11 x 9'10 (4.55m x 3.00m)

Range of wall, drawer and base mounted units, rolled edge worktops, single bowl single drainer sink unit with mixer tap above, space and plumbing for a washing, space for a cooker, space for fridge, space for freezer, part tiled walls, power points, appliance points, radiator, side and rear aspect double glazed upvc windows, rear aspect double glazed upvc frosted door leading out to the garden, door into airing cupboard housing the water tank and has shelving.

**BEDROOM ONE**

11'11 x 9'01 (3.63m x 2.77m)

Wooden parquet flooring, radiator, power points, original wooden carved cornice, front aspect double glazed upvc round bay window.

**BEDROOM TWO**

12'00 x 11'11 (3.66m x 3.63m)

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

**BEDROOM THREE**

9'11 x 10'11 (3.02m x 3.33m)

Wooden parquet flooring, radiator, power points, rear aspect double glazed upvc window, triple sliding doors into built in wardrobe with storage and shelving.

**BATHROOM**

5'10 x 7'06 (1.78m x 2.29m)

White suite comprising of panelled with shower over, pedestal wash hand basin, w.c, parquet flooring, part tiled walls, rear aspect double glazed upvc frosted window.

**OUTSIDE**

The property benefits from double gated access onto a tarmac driveway, leading to a gravelled off-road parking area with space for approximately six cars. The front garden is mainly laid to gravel with mature shrubs and bushes, and there's access to the rear garden from both sides of the property, which also leads to the detached garage. The entire plot is fully enclosed by hedging and fencing, offering both privacy and security. A separate door opens into a boiler cupboard housing a Worcester combi boiler, with a radiator, hanging space for drying, and a rear-aspect window.

**DOUBLE GARAGE**

16'02 x 20'01 (4.93m x 6.12m)

Accessed via an electric up and over door and a manual up and over door, with also a personal door and window. The garage benefits from power and lighting.

**REAR GARDEN**

The rear garden is low maintenance and mostly laid to gravel, complemented by a range of lovely mature shrubs and bushes. There is a central pond with a water feature, and also a greenhouse, along with direct access to the garage.

**SERVICES**

Mains Gas, Electric, Water 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**

Coleford town centre, turn left at the traffic lights onto Bank Street and then onto Staunton Road. Turn left onto Albert Road 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)

