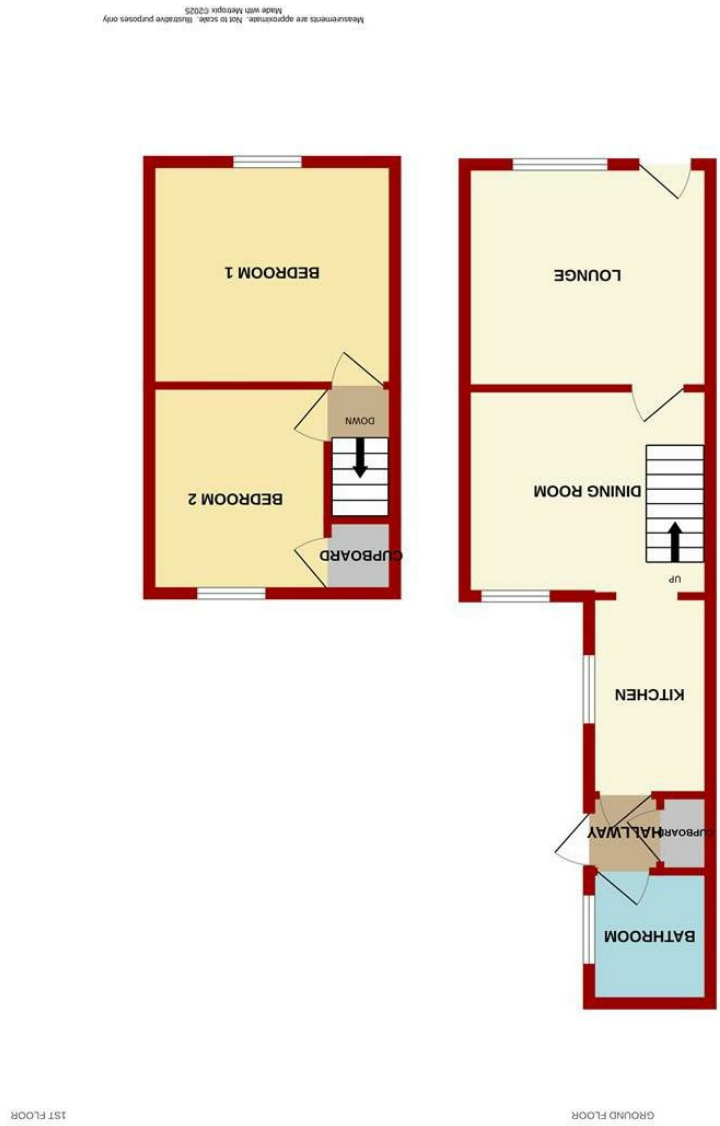
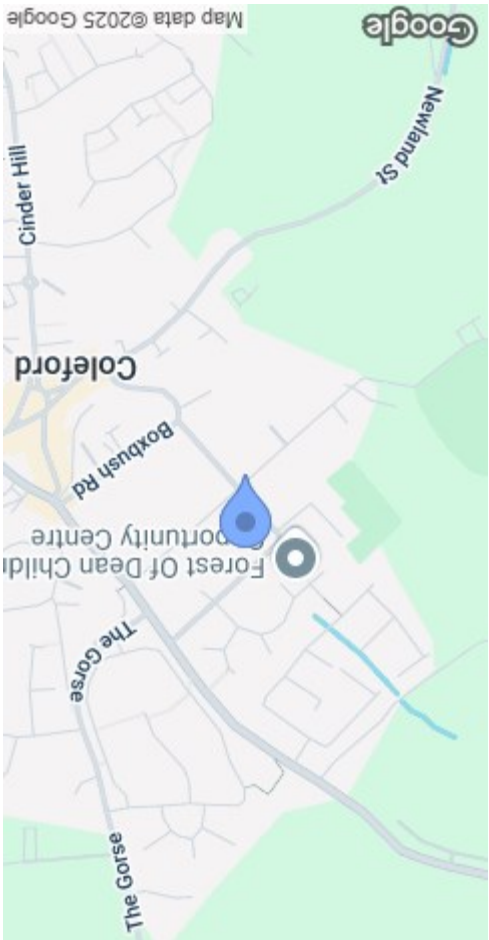
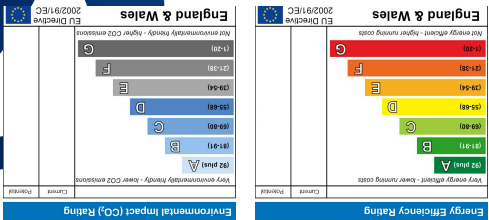


MISREPRESENTATION DISCLAIMER

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.



39 Victoria Road
Coleford GL16 8DS

£170,000

TWO-BEDROOM MID-TERRACE HOME ideal for FIRST-TIME BUYERS or INVESTORS. Featuring a GENEROUS REAR GARDEN and TWO DOUBLE BEDROOMS, this property requires MODERNISATION THROUGHOUT, presenting EXCELLENT POTENTIAL. Located in a SOUGHT-AFTER TOWN SETTING, with NO ONWARD CHAIN.

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.



The property is accessed via a partly glazed upvc door into:

LOUNGE
10'11 x 11'11 (3.33m x 3.63m)
Front aspect upvc double glazed window, electric fireplace, power points. Door into:

DINING ROOM
10'00 x 12'00 (3.05m x 3.66m)
Rear aspect upvc double glazed window, stairs to the first floor, power points. Opening into:

KITCHEN
9'05 x 5'09 (2.87m x 1.75m)
Side aspect upvc double glazed window, range of wall drawer and base mounted units, stainless steel drainer with tap over, sink, space for fridge freezer, space for cooker, power points. Door into:

HALLWAY
Side aspect upvc double glazed frosted door into leading out to the garden. Built in cupboard space, Door into :

BATHROOM
6'11 x 5'05 (2.11m x 1.65m)
Side aspect upvc double glazed frosted window, close coupled W.C, wash hand basin, bath.

FROM THE DINING ROOM, STAIRS LEAD TO THE FIRST FLOOR:

LANDING
Door into:

BEDROOM 1
10'11 x 12'00 (3.33m x 3.66m)
Front aspect upvc double glazed window, power points.

BEDROOM 2
10'01 x 9'06 (3.07m x 2.90m)
Rear aspect upvc double glazed window, power points, over stairs storage area housing the hot water cylinder, access to loft.

OUTSIDE
As you enter the rear garden you access a small patio area which in turn leads to the main laid to lawn area with the rear garden also comprising of a shed & vegetable plot.

AGENTS NOTE
There is currently no heating in the property, we understand gas connection is in the road outside.

SERVICES
Mains water, electric & 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
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 the town centre proceed to the traffic lights and turn left into Bank Street. Proceed along here taking the first left into Victoria Road and continue along 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)

