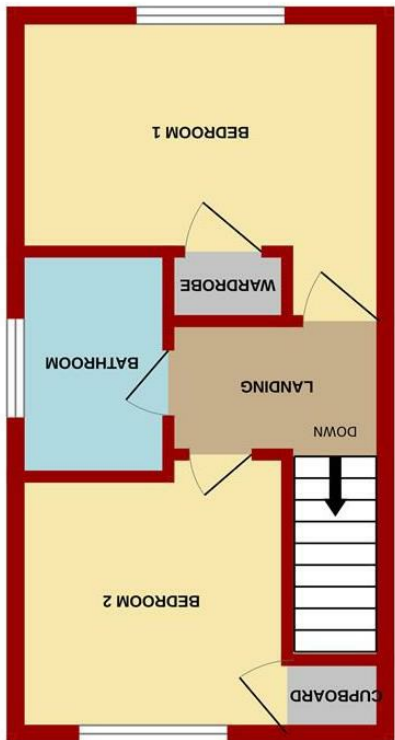
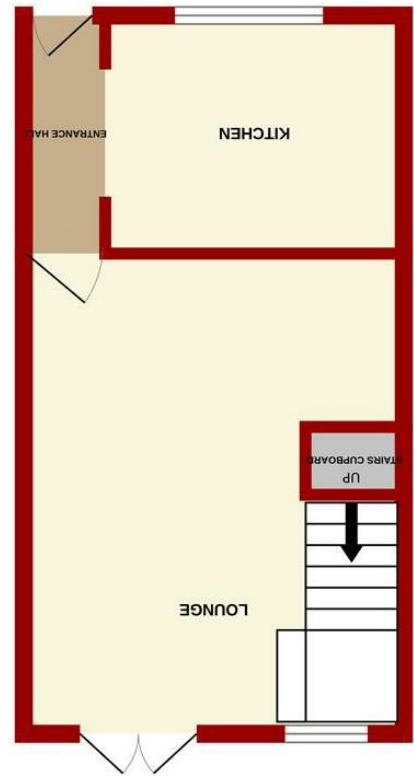


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1ST FLOOR



GROUND FLOOR





£168,500

A TWO-BEDROOM END-OF-TERRACE HOME, perfectly suited as an INVESTMENT OPPORTUNITY or a FIRST-TIME PURCHASE. This property features a WELL PROPORTIONED BRIGHT and AIRY LOUNGE, TWO GOOD SIZED BEDROOMS, PRIVATE ENCLOSED GARDENS. Additionally, it BENEFITS from OFF-ROAD PARKING and is offered 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 wooden door into:

**ENTRANCE HALLWAY**

Radiator, power points. Opening into:

**KITCHEN**

7'08 x 7'03 (2.34m x 2.21m)

Range of wall, drawer and base mounted units, stainless steel sink and drainer unit, gas fired Gloworm boiler, space for oven, space for fridge freezer, power points, strip lighting, front aspect upvc double glazed window.

**LOUNGE**

15'08 x 11'03 (4.78m x 3.43m)

TV point, power points, radiator. stairs lead to the first floor, understairs cupboard space, rear aspect window. Rear aspect upvc patio doors lead out to the garden.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR:

**LANDING**

Access to loft space, power point. Door into:

**BEDROOM 1**

10'08 x 11'04 (3.25m x 3.45m)

Built in wardrobe, power points, radiator, front aspect upvc double glazed window.

**BEDROOM 2**

9'03 x 8'03 (2.82m x 2.51m)

Power points, radiator, over stairs storage space, rear aspect upvc double glazed window.

**BATHROOM**

6'08 x 5'00 (2.03m x 1.52m)

Panelled bath with mains shower over, close coupled W.C, wash hand basin, radiator, extractor fan, side aspect upvc double glazed frosted window.

**REAR GARDEN**

The rear garden enjoys a paved patio and a low maintenance astrofurf area, all enclosed by a fencing surround. The property has two allocated parking spaces to the rear.

**SERVICES**

Mains gas, mains electric, mains water, mains 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 Coleford town centre proceed to the traffic lights and continue straight over into Gloucester Road 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.

