

Measurements are approximate. Not to scale. Illustrative purposes only  
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£265,000

Discover this spacious FIVE/SIX BEDROOM SEMI-DETACHED HOME with enormous potential for renovation and modernisation. The property boasts generous living areas, including two sizeable lounge and sitting rooms, and five or six bedrooms upstairs, offering flexible living options. It features off-road parking for multiple vehicles, a versatile barn/workshop with historic planning permission to convert into holiday lets on, and private, enclosed gardens. 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 wooden wooden partly glazed door into:

**ENTRANCE HALLWAY**

Access into:

**KITCHEN**

9'10 x 30'06 maximum (l shaped room) (3.00m x 9.30m maximum (l shaped room))

Range of wall, base and drawer mounted units, space for oven, plastic one and a half bowl sink and drainer unit with mixer tap over, radiator, boiler, cupboard housing the hot water cylinder, inset ceiling spotlights, front aspect upvc double glazed windows. Door into:

**UTILITY ROOM**

6'11 x 12'01 (2.11m x 3.68m)

Range of base mounted units, Belfast sink unit with mixer tap over, power points, inset ceiling spotlights, two side aspect upvc double glazed windows, rear aspect upvc double glazed door giving access out to the garden.

**BATHROOM**

5'05 x 12'00 (1.65m x 3.66m )

Bath with tiled surround and electric shower over, heated towel rail, close coupled W.C. plumbing for wash hand basin, rear aspect single glazed frosted wooden window, two side aspect wooden single glazed frosted windows.

**LOUNGE**

27'00 x 11'11 (8.23m x 3.63m)

Radiator, power points, front aspect upvc double glazed window, rear aspect aluminium double glazed sliding doors.

**SITTING ROOM/DINING ROOM**

24'05 x 13'06 (7.44m x 4.11m)

Space for wood burner, power points, two radiators, stairs lead to the first floor, front and rear aspect upvc double glazed windows.

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

**LANDING**

Door into:

**BEDROOM 1**

11'10 x 11'01 (3.61m x 3.38m)

Radiator, power points, rear aspect upvc double glazed window,

**BEDROOM 2**

9'01 x 12'00 (2.77m x 3.66m)

Radiator, power points, front aspect upvc double glazed window enjoying lovely outlook over far reaching countryside.

**BEDROOM 3**

11'08 x 7'01 (3.56m x 2.16m)

Can also be accessed from the landing, power points, radiator, front aspect upvc double glazed windows enjoying lovely outlook over far reaching countryside.

**BEDROOM 4**

10'09 x 12'01 (3.28m x 3.68m)

Radiator, power points, inset ceiling spotlights, Front aspect upvc double glazed window. Door into:

**BEDROOM 5**

11'00 x 9'04 (3.35m x 2.84m)

Radiator, power points, access to loft space, rear aspect single glazed wooden window.

**BEDROOM 6**

7'03 x 12'00 (2.21m x 3.66m )

(Potential upstairs bathroom) radiator, power points, rear aspect upvc double glazed window.

**OUTSIDE**

To the side of the property you have large off road parking area suitable for the parking of several vehicle which in turn leads to the rear.

**REAR GARDEN**

The rear of the property you have a a barn/workshop. and a lawned area with various trees, shrubs and hedging all enclosed by a walling surround.

**AGENTS NOTE**

There was planning permission which has since lapsed for the Alteration And Extension To Dwelling And Renovation Of Existing Garage To Create Two Holiday Lets. - P1252/01/FUL

**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.

**SERVICES**

Mains water, mains electric, mains drainage, mains gas.

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**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: 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 turn left into Bank Street, continue along taking the right turning signposted Berry Hill and continue up the hill where the property can be found just before the crossroads on the left hand side.

**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.

