

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		Current	Target
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£450,000

Located in the highly sought-after village of Ellwood, this charming three-bedroom detached house is ideally located just steps from expansive woodland walks, scenic cycle trails—including the renowned Doweys Tracks—and the wonderful Ellwood Primary School. The property features well-sized gardens to the front and rear, with the rear garden abutting over open fields, the property also benefits from a large garage space complete with its own car inspection pit. Brimming with potential for further modernization or extension (subject to planning consent), this lovely home is being offered with no onward chain.

Ellwood is a peaceful hamlet in heart of the Forest Of Dean. The hamlet has a football club and primary school. Further facilities such as public houses, shops and a garden centre can be found in the nearby villages of Parkend and Milkwall.

The neighbouring 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.



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

LOUNGE
12'00 x 12'01 (3.66m x 3.68m)

Radiator, power points, gas fireplace, storage cupboard, front aspect upvc double glazed window. Door into:

DINING ROOM
7'04 x 12'02 (2.24m x 3.71m)

Radiator, power points, internet point which runs super fast fibre into the property, front aspect upvc double glazed window. Door into:

KITCHEN
16'00 x 7'10 (4.88m x 2.39m)

Range of wall, base and drawer mounted units, four ring gas hob with extractor fan above, built in oven, one and a half bowl sink and drainer unit with mixer tap over, radiator, power points, Valiant boiler, rear aspect upvc double glazed window.

INNER HALLWAY

Partly frosted upvc door leading out to the garden. Door into garage. Door into:

SHOWER ROOM
5'04 x 7'07 (1.63m x 2.31m)

Shower cubicle with Mira electric shower, close coupled W.C, wash hand basin, wall heater, heated towel rail, extractor fan, aqua panel walls.

GARAGE
12'05 x 17'04 (3.78m x 5.28m)

Accessed via two double wooden doors, base and wall mounted units, stainless steel sink and drainer unit with mixer tap over, access to fully boarded loft space, strip lighting, car inspection pit, power points, fuse box, side aspect upvc double glazed frosted window.

HALLWAY

Stairs to first floor, understairs storage space, rear aspect upvc double glazed window. Wooden partly frosted door giving access out to the porch.

PORCH

Side aspect upvc double glazed window.

FROM THE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Side aspect upvc double glazed window. Door into:

WC

2'07 x 5'07 (0.79m x 1.70m)

Close coupled WC, rear aspect upvc double glazed frosted window.

BATHROOM

6'09 x 5'05 (2.06m x 1.65m)

Panelled bath with Mira electric shower attachment over, wash hand basin, radiator, wall heater, extractor fan, access to loft space, rear aspect upvc double glazed frosted window.

BEDROOM 1

12'06 x 12'03 (3.81m x 3.73m)

Radiator, power points, built in wardrobes, front aspect upvc double glazed window.

BEDROOM 2

8'06 x 12'08 (2.59m x 3.86m)

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

BEDROOM 3

7'04 x 12'04 (2.24m x 3.76m)

Power points, radiator, front aspect upvc double glazed window.

OUTSIDE

At the front of the property, you'll find a spacious driveway capable of accommodating multiple vehicles, leading seamlessly to the garage. The front lawn is beautifully maintained, featuring vibrant flower borders and shrubs that enhance the property's kerb appeal. Additionally, there's a versatile stone built store/workshop space, which could potentially be converted into a home office space, subject to the necessary permissions.

The LPG tank can also be located from this part.

REAR GARDEN

At the top of the rear garden, there is a patio area that provides an ideal outdoor seating space. From there, it leads to an outside W.C. and continues on to a spacious lawned area, complete with a greenhouse and a generous vegetable patch. The rear garden boasts stunning, far-reaching views over the surrounding fields.

To note additionally there is an option to extend the property to the rear or side subject to the relevant permissions.

OUTSIDE W.C

Close coupled WC, wall mounted wash hand basin, side aspect wooden frosted window.

SERVICES

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

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: 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 office, turn right at the traffic lights signposted Lydney/Chepstow and proceed along for a short distance bearing left onto Lords Hill. Continue up the hill until reaching the crossroads by the Eski Market. Turn right here onto Edenwall Road and continue along for approximately half a mile turning left as onto Ellwood Road. Proceed along until reaching the crossroads and continue straight over into Bromley Road where the property can be found on the right 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.

