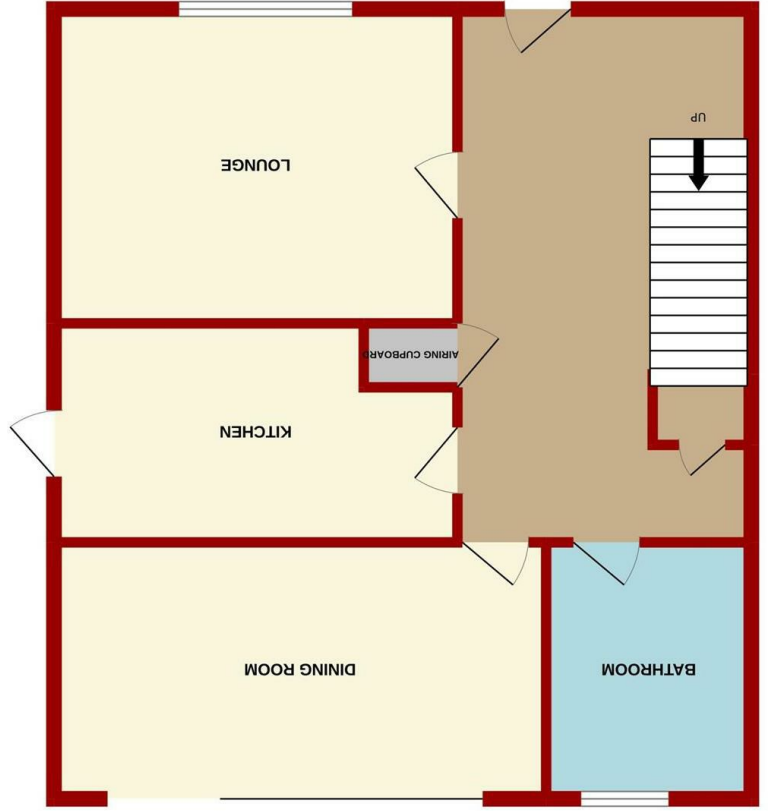
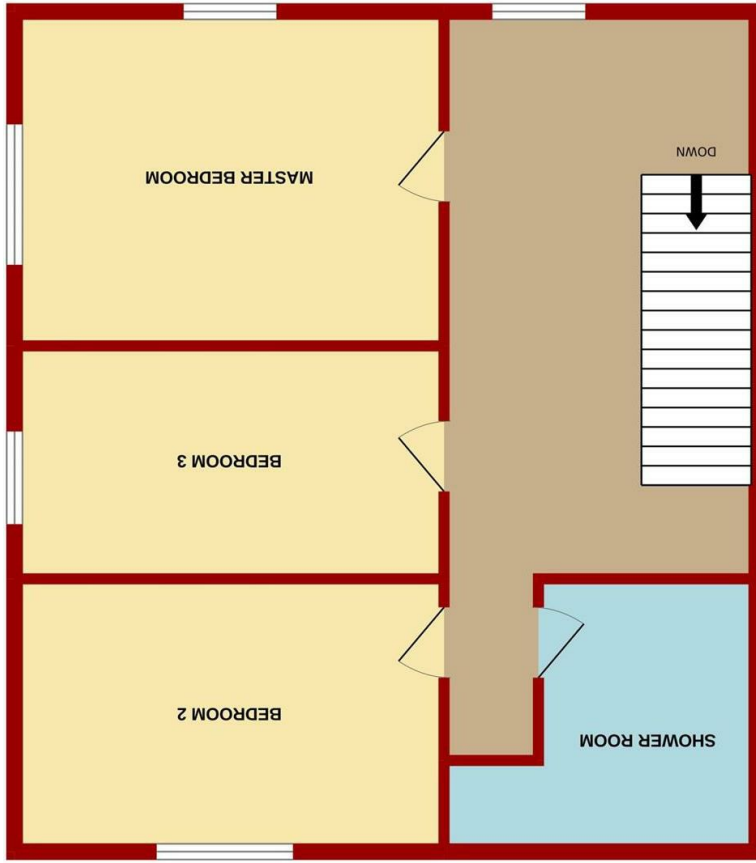
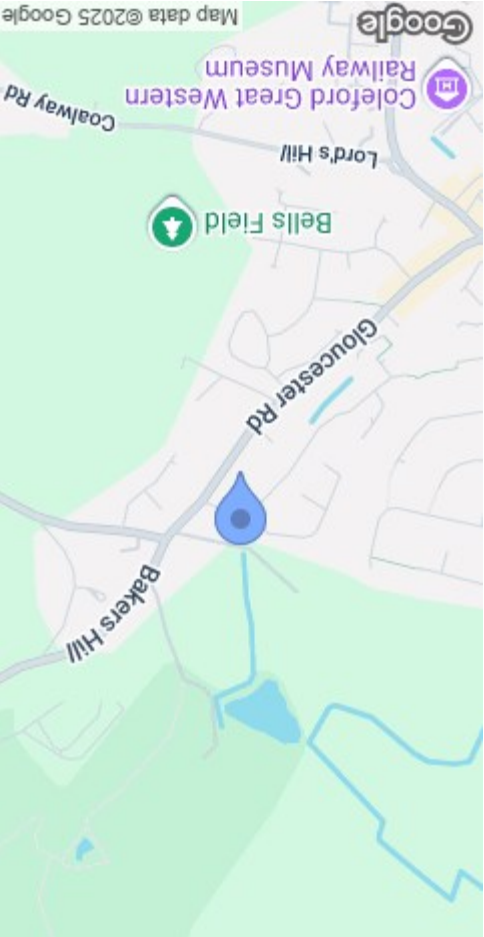




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



99 Gloucester Road  
 Coleford GL16 8BN



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

**£235,000**

This WELL-PRESENTED SEMI-DETACHED PROPERTY offers FLEXIBLE ACCOMMODATION, featuring THREE/FOUR DOUBLE BEDROOMS – including a CONVENIENT GROUND FLOOR BEDROOM. Benefiting from OFF-ROAD PARKING, a GARAGE, and a GENEROUS ENCLOSED REAR GARDEN, it's perfectly suited for FAMILIES or those seeking ADAPTABLE LIVING SPACE.

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, Banks, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



Frosted upvc double glazed door with frosted upvc double glazed side panels to:

#### **ENTRANCE HALL**

Telephone point, radiator, power points, wooden door giving access into a good size storage cupboard with shelving, storage area with wall mounted units, wooden door giving access into understairs storage space. Wooden door to:

#### **LOUNGE**

13'07" x 12'00" (4.14m x 3.66m)

Light and airy room comprising coal effect gas fire with marble effect surround, power points, television point, radiator, coving, front aspect upvc double glazed windows.

#### **DINING ROOM/BEDROOM 4**

14'07" x 9'00"

Via door from entrance hallway, power points, radiator, coving, rear aspect sliding upvc double glazed doors giving access onto the rear patio. Door to:

#### **KITCHEN**

11'05" x 6'10" (3.48m x 2.08m)

Base, wall and drawer mounted units, single bowl single drainer sink unit with mixer tap over, appliance points, power points, built in oven and grill, four ring gas hob and extractor fan above, space for fridge/freezer, plumbing for washing machine, rolled edge worktops, side aspect upvc double glazed window, side aspect frosted upvc double glazed door. Wooden door to:

#### **BATHROOM**

Suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower over, wall mounted heated towel rail, partly tiled walls, rear aspect frosted upvc double glazed window.

FROM THE ENTRANCE FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR

#### **LANDING**

Large access to loft space, radiator, power points, front aspect upvc double glazed window. Door to:

#### **BEDROOM ONE**

13'09" x 9'02" (4.19m x 2.79m)

Radiator, power points, wooden door giving access into storage cupboard with shelving, side aspect upvc double glazed window.

#### **BEDROOM TWO**

13'08" x 7'02" (4.17m x 2.18m)

Via door from landing, wooden door giving access into airing cupboard with radiator and slatted shelving, radiator, power points, 'Halstead' gas fired combination boiler, side aspect upvc double glazed window.

#### **BEDROOM THREE**

14'00" x 6'11"

Via door from landing, radiator, power points, rear aspect upvc double glazed window overlooking the rear garden having pleasant views beyond.

#### **SHOWER ROOM**

Via door from landing, suite comprising shower with fully tiled walls, low level w.c., pedestal wash hand basin, wall mounted heated towel rail, rear aspect frosted upvc double glazed window.

#### **OUTSIDE**

To the front of the property metal gates give access onto a tarmac driveway suitable for the OFF ROAD PARKING OF THREE/FOUR VEHICLES which in turn leads to GARAGE via up and over door having power, lighting and personal door giving access onto the rear patio.

The front garden consists of a pathway leading to the front door, lawned area with flower borders, trees, bushes and shrubs.

The rear garden comprises patio area, outside tap, steps leading down to pleasant lawned area with flower borders, trees, bushes and shrubs, seating area, all enclosed by hedging.

#### **SERVICES**

Mains gas, mains electric, mains water and drainage.

#### **WATER RATES**

TBC

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Council Tax Band: C  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### **VIEWING**

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 Coleford Office proceed down to the traffic lights and go straight over into Gloucester Road. Carry on along this road for approximately quarter of a mile where the property can be located along on the left hand side as indicated 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)

