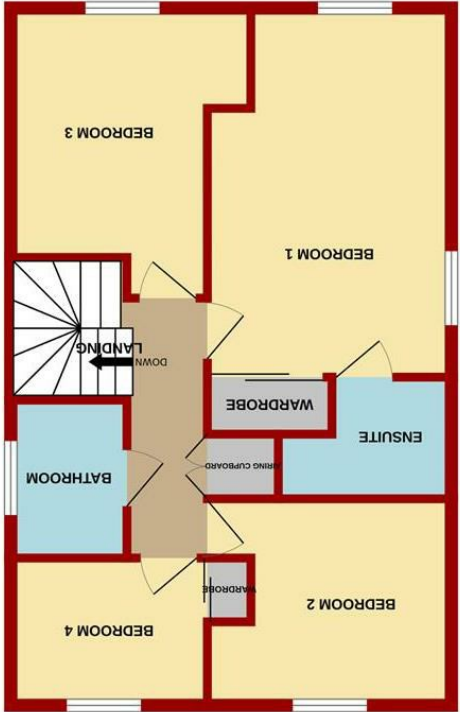
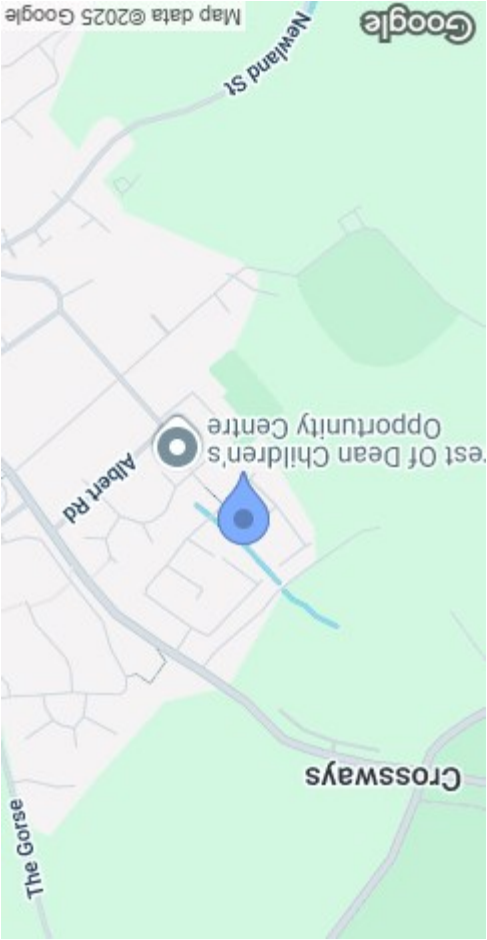


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Future
Very energy efficient - low running costs (92-100)	
Energy efficient (81-91)	
Decent (69-80)	
Average (55-68)	
Below average (45-54)	
Poor (35-44)	
Very poor (2-34)	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Very energy efficient - low CO ₂ emissions (102-100)	
Energy efficient (91-81)	
Decent (74-69)	
Average (62-55)	
Below average (49-45)	
Poor (35-27)	
Very poor (1-26)	
EU Directive 2002/91/EC	



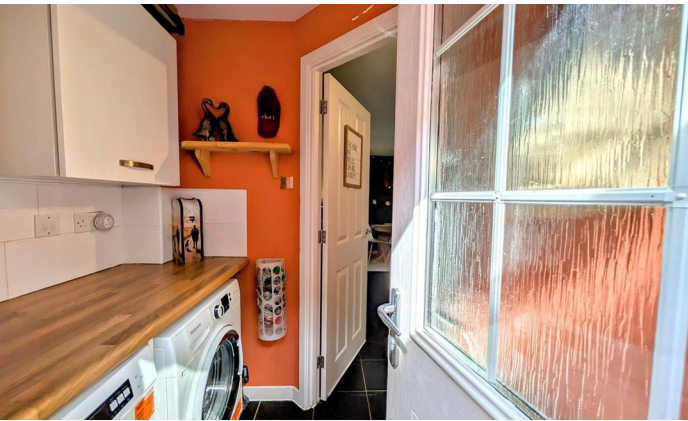
TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



75 Blakes Way
Coleford GL16 8EX

£350,000

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 composite door into:

ENTRANCE HALLWAY

Wood effect flooring, power points, radiator, telephone point. Door into:

WC

Low level WC, pedestal wash hand basin with tiled splashbacks, radiator, side aspect upvc double glazed frosted window. Door to storage cupboard.

LOUNGE

16'05 x 10'10 (5.00m x 3.30m)

Radiators, power points, TV point, front aspect upvc double glazed bay window. Partly glazed double doors into:

KITCHEN/DINER

19'07 x 14'07 (5.97m x 4.45m)

The kitchen/diner can also be accessed via a partly glazed door from entrance hallway.

KITCHEN

Range of base wall and drawer mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit, five ring gas hob with extractor fan above, space and plumbing for dishwasher, space for fridge freezer, integrated double oven, tiled flooring.

DINING AREA

Space for table and chairs, radiator, power points, Door into:

UTILITY ROOM

5'03 x 4'10 (1.60m x 1.47m)

Space and plumbing for washing machine, space for tumble dryer, rolled edge worktops, power points, appliance points, wall mounted gas fired boiler, wall mounted storage cupboard. side aspect upvc part double glazed composite door.

LANDING

Double doors into airing cupboard housing the hot water tank, radiator, access to loft space. Door into:

BEDROOM 1

16'02 x 12'02 (4.93m x 3.71m)

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

EN SUITE

Double shower with tiled surrounds and main shower fitted, low level WC, pedestal wash hand basin, tiled flooring, partly tiled walls, heated towel rail, side aspect double glazed upvc window.

BEDROOM 2

10'11 x 10'06 (3.33m x 3.20m)

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

BEDROOM 3

10'08 x 10'08 (3.25m x 3.25m)

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

BEDROOM 4

8'10 x 7'05 (2.69m x 2.26m)

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

BATHROOM

White suite comprising panelled bath, low level WC, pedestal wash hand basin, partly tiled walls, heated towel rail, side aspect double glazed frosted window.

OUTSIDE

To the front of the property, there is a DRIVEWAY PROVIDING OFF-ROAD PARKING, a DISCREET BIN STORAGE AREA, an UP-AND-OVER DOOR giving access to the GARAGE, a PERSONAL DOOR into the GARDEN, and GATED SIDE ACCESS between the house and garage.

REAR GARDEN

The SOUTH-FACING REAR GARDEN is BEAUTIFULLY LANDSCAPED and designed for both relaxation and play, featuring a COVERED PERGOLA with DECKED SEATING AREA, a WELL-MAINTAINED LAWN bordered by MATURE TREES AND SHRUBS, a PATHWAY leading to a LARGE PATIOED SEATING AREA, and STEPS UP to a RAISED ASTRO TURF PLAY AREA with a METAL SHED, plus an OUTSIDE TAP - all FULLY ENCLOSED by FENCING for privacy.

SERVICES

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

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 the Coleford office proceed to the traffics light turning left onto Staunton Road. Continue along and turn left into Blakes Way proceed around to the left hand side and around to the right. Continue along where the property can be found 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.

