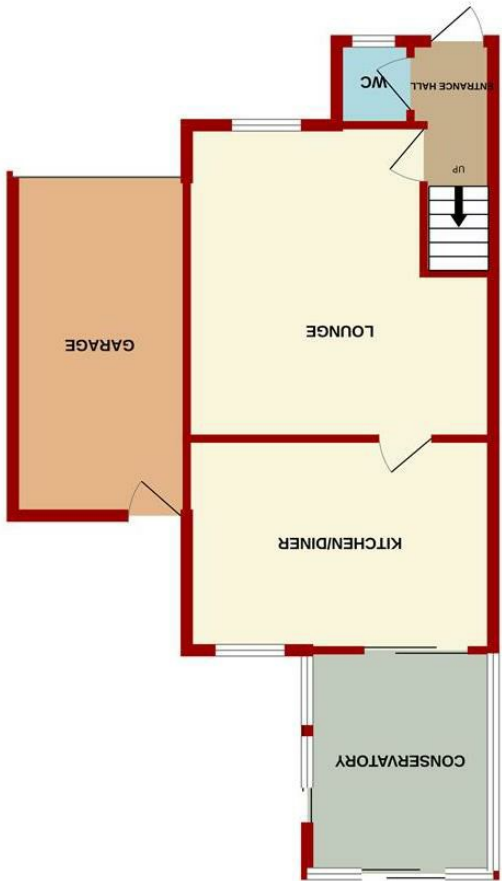
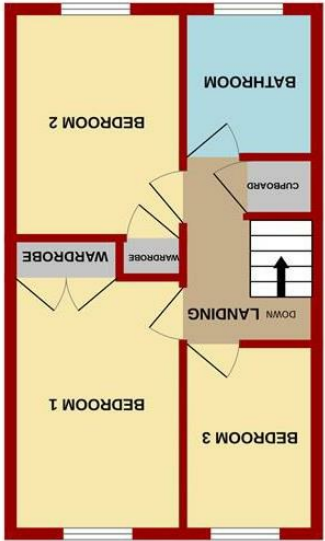
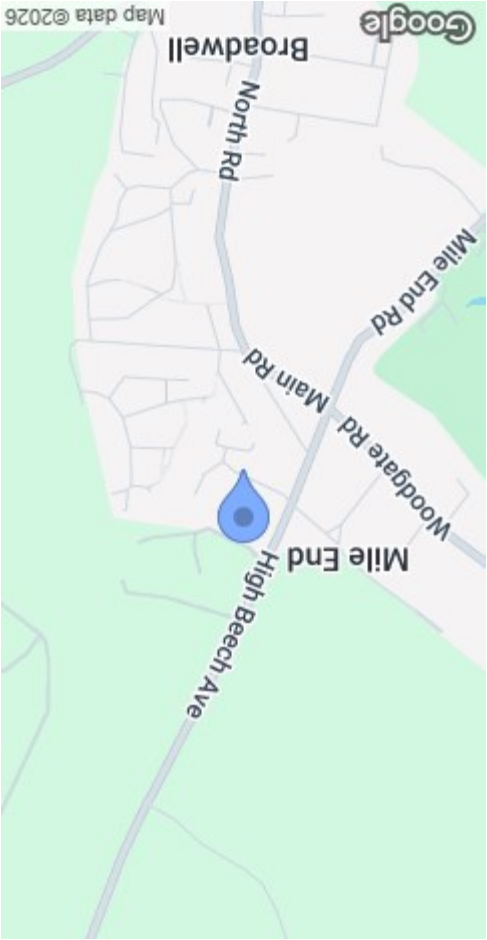




MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Future	Current	Future
84		69	
Very energy efficient - low running costs		Very energy efficient - low CO <sub>2</sub> emissions	
A		A	
103-110		92-100	
B		B	
81-102		81-91	
C		C	
69-80		69-80	
D		D	
55-68		55-68	
E		E	
45-54		45-54	
F		F	
35-44		35-44	
G		G	
1-34		1-34	
Not energy efficient - high running costs		Not energy efficient - high CO <sub>2</sub> emissions	
C		C	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



3 Cedar Way  
Mile End, Coleford GL16 7NH



STEVE GOOCH  
ESTATE AGENTS | EST 1985



Offers Over £270,000

A well presented THREE BEDROOM SEMI-DETACHED home perfectly positioned on the edge of SCENIC WOODLAND WALKS in the highly sought-after area of Mile End. This property boasts a SPACIOUS lounge that flows effortlessly into a kitchen and dining area, complemented by a conservatory that seamlessly opens onto a raised decking area, ideal for outdoor entertaining. The generous garden is a huge bonus with it being larger than average. Upstairs, you'll find three well proportioned bedrooms. Additionally, the property includes an ATTACHED GARAGE.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is 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 with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



Property is accessed via a partly glazed upvc frosted door into:

ENTRANCE HALLWAY

Radiator, stairs to first floor landing, door into:

CLOAKROOM

2'10 x 5'06 (0.86m x 1.68m)

Front aspect double glazed upvc frosted window, close coupled w.c, sink with tap over, radiator, fuse box.

From the hallway, doors giving access into:

LOUNGE

15'02 x 11'10 (4.62m x 3.61m)

Front aspect double glazed upvc window, radiator, power points, tv point.

KITCHEN

10'02 x 14'04 (3.10m x 4.37m)

Rear aspect double glazed upvc window, range of wall, drawer and base mounted units, space for dishwasher, space for washing machine, built in oven with four ring gas hob and extractor fan, combi boiler, space for large American style fridge/ freezer, radiator, power points, sliding doors giving access into:

CONSERVATORY

8'07 x 10'04 (2.62m x 3.15m)

Rear aspect double glazed upvc sliding doors giving access out to the garden and patio, side and rear aspect double glazed upvc windows (one being frosted), power points.

From the hallway, stairs to first floor landing.

LANDING

Power points, loft access space (loft space has potential to convert with mains lighting connected and rear aspect velux window), cupboard housing a radiator and shelving, doors into:

BEDROOM ONE

11'10 x 8'06 (3.61m x 2.59m)

Rear aspect double glazed upvc window, radiator, power points, built in wardrobe space.

BEDROOM TWO

11'04 x 8'07 (3.45m x 2.62m)

Front aspect double glazed upvc window, radiator, power points.

BEDROOM THREE

9'00 x 6'07 (2.74m x 2.01m)

Rear aspect double glazed upvc window, radiator, power points.

BATHROOM

5'08 x 6'00 (1.73m x 1.83m)

Front aspect double glazed upvc window, panelled bath with bath taps and shower attachment above powered by a Mira electric shower, vanity wash hand basin unit with tap over, close coupled w.c, extractor fan.

REAR GARDEN

Patio area, laid to lawn area, raised decking area which is a perfect seating entertaining spot, all surrounded by fencing.

GARAGE

8'08 x 16'03 (2.64m x 4.95m)

Accessed via a manual up and over door, power and lighting, storage space above, rear aspect wooden door which leads to the garden.

SERVICES

Mains Gas, Water, Drainage and Electricity.

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

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band: C  
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, go straight on at the traffic lights and up Gloucester Road. Head towards Mile End and at the traffic lights, continue along the road and then turn right onto Cedar Way. The property can be found on your 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)