



11 Nash Way
Coleford GL16 8RQ

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Coleford GL16 8RQ

£260,000

A WELL-PRESENTED THREE-BEDROOM FAMILY HOME offering SPACIOUS LIVING AREAS, a MODERN KITCHEN/DINER, opening into a BRIGHT CONSERVATORY WITH GARDEN ACCESS. Benefitting from a UTILITY ROOM/WC PLUS WORKSHOP, this property also provides THREE GOOD-SIZED BEDROOMS, and a FAMILY BATHROOM.

Outside, there is GENEROUS PARKING WITH BLOCK-PAVED & STONED DRIVEWAYS, while the SOUTH-WEST FACING LANDSCAPED GARDEN offers multiple seating areas, perfect for enjoying the sunshine. Ideally located in a sought-after residential area of Coleford, close to LOCAL AMENITIES AND WOODLAND WALKS.

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.



Property is accessed via a UPVC double-glazed frosted door into:

ENTRANCE HALLWAY

Wood-effect flooring, radiator, power points, and stairs to first floor landing, door leading into:

LOUNGE

14'11" x 11'06" (4.55m x 3.51m)

Radiator, power points, TV point, and front aspect UPVC double-glazed window. Door through to:

KITCHEN/ DINER

14'09" x 10'00" (4.50m x 3.05m)

The kitchen area comprises of a range of base and wall mounted units, rolled edge worktops, one and a half bowl sink with chrome mixer tap over, space for a range-style cooker with extractor over, space for fridge, space and plumbing for dishwasher, part-tiled walls, power points, and rear aspect UPVC double-glazed window.

The dining area comprises of continuation of tiled flooring, radiator, power points, double doors into understairs storage cupboard. Opening leading into:

CONSERVATORY

9'02 x 7'09 (2.79m x 2.36m)

Continuation of tiled flooring, radiator, power points, and side and rear aspect UPVC double-glazed windows, glass roof. Door to patio and garden.

UTILITY ROOM / CLOAKROOM

8'11" x 8'00" (2.72m x 2.44m)

Base mounted units, rolled edge worktops, single drainer sink with mixer tap, low level w.c., plumbing for washing machine with space for tumble dryer (stackable). Space for fridge/freezer, radiator, wall mounted Worcester Combi boiler, rear aspect frosted UPVC door. Door giving access into:





WORKSHOP

8'04" x 7'05" (2.54m x 2.26m)

A practical space with power, lighting, and storage in roof void, light emitting glass blocks to the front. UPVC door leading to the front garden.

From the entrance hallway, stairs leading to first floor landing.

FIRST FLOOR LANDING

Power points, access to loft (part boarded with lighting and drop-down ladder), door into airing cupboard, doors giving access into:

BEDROOM ONE

13'09" x 8'02" (4.19m x 2.49m)

Radiator, power points, fitted wardrobes, front aspect UPVC double-glazed window.

BEDROOM TWO

11'03" x 8'07" (3.43m x 2.62m)

Radiator, power points, TV point, rear aspect UPVC double-glazed window.

BEDROOM THREE

8'04" x 6'05" (2.54m x 1.96m)

Radiator, power points, front aspect UPVC double-glazed window.

BATHROOM

6'06" x 5'07" (1.98m x 1.70m)

Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, and WC, radiator, part tiled walls, rear aspect frosted UPVC double-glazed window.

OUTSIDE

To the front, the property boasts a very generous block-paved driveway along with an additional stoned driveway, providing plentiful off-road parking.

The south-west facing rear garden has been beautifully landscaped to create a variety of attractive seating areas, perfect for relaxing and entertaining. The garden is complemented by an outside tap and power points, adding convenience to this delightful outdoor space.

SERVICES

Mains Water, Electricity, Drainage and 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

Severn Trent - rates to be advised.
Sewerage: Welsh Water.

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 the Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue taking the third right into Fairways, first right into Nash Way following the road 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)





GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

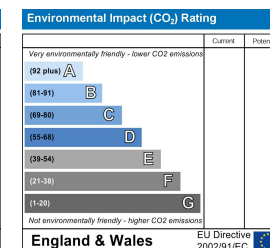
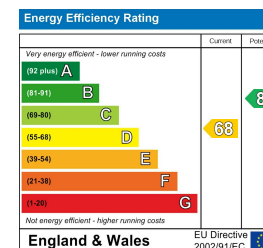
1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.





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