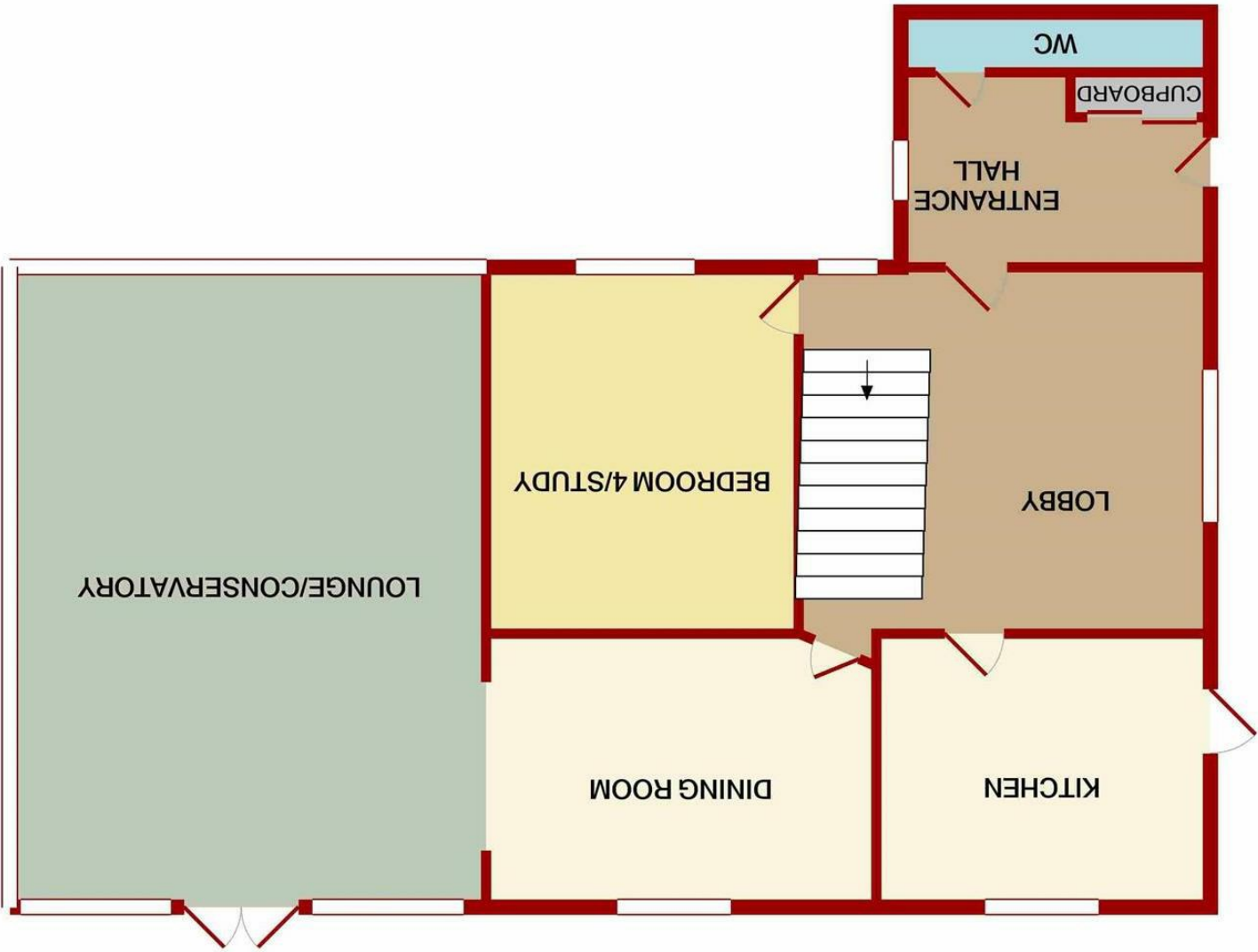
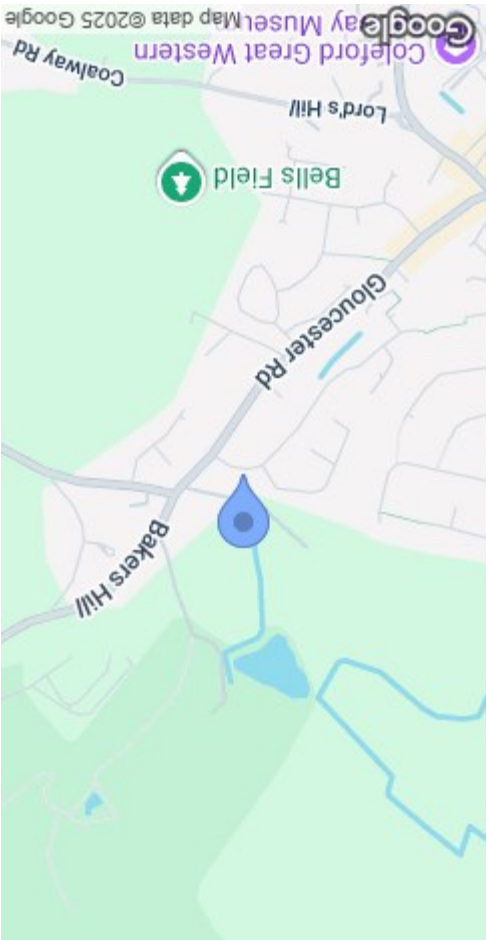


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
Energy Efficiency Rating Legend	
A (92-100) Very energy efficient - low running costs	
B (81-91) Energy efficient - low running costs	
C (69-80) Reasonably energy efficient - low running costs	
D (55-68) Decent energy efficiency - average running costs	
E (39-54) Fair energy efficiency - above average running costs	
F (29-38) Poor energy efficiency - high running costs	
G (1-28) Very poor energy efficiency - very high running costs	
77	

Environmental Impact (CO ₂) Rating	
Current	Future
Environmental Impact (CO ₂) Rating Legend	
A (1-10) Very low environmental impact - low CO ₂ emissions	
B (11-20) Low environmental impact - low CO ₂ emissions	
C (21-30) Moderate environmental impact - average CO ₂ emissions	
D (31-40) Fair environmental impact - above average CO ₂ emissions	
E (41-50) Poor environmental impact - high CO ₂ emissions	
F (51-60) Very poor environmental impact - very high CO ₂ emissions	
G (61-70) Worst environmental impact - highest CO ₂ emissions	
66	



2 Poolway Place
Coleford GL16 8DF

£290,000

THREE/FOUR BEDROOM DETACHED FAMILY HOME SITUATED within WALKING DISTANCE of COLEFORD TOWN CENTRE having OFF ROAD PARKING FOR SEVERAL VEHICLES and a GARAGE. THE PROPERTY has SPACIOUS LIVING ACCOMMODATION THROUGHOUT INCLUDING A LARGE CONSERVATORY SPACE and ENCLOSED GARDENS.

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.



The property is accessed via an opaque upvc double glazed door with side panel into:

ENTRANCE HALL/DINING HALL
13'03 x 11'09 (4.04m x 3.58m)
Tiled flooring, radiator, front aspect upvc double glazed window, door to:

CLOAKROOM
Low level W.C., wall mounted wash hand basin with tiled splashback, side aspect opaque upvc double glazed window.

BEDROOM 4/STUDY
Radiator, power points, front aspect upvc double glazed window,

KITCHEN
10'09 x 8'10 (3.28m x 2.69m)
Range of base, wall and drawer mounted units, single bowl single drainer stainless steel sink unit with mixer taps over, space for cooker, space for fridge/freezer, extractor fan, power points, partly tiled walls, rear aspect upvc double glazed window. Side aspect upvc double glazed door.

DINING ROOM
12'07 x 12'05 (3.84m x 3.78m)
Power points, radiators, rear aspect upvc double glazed window, Opening into:

LOUNGE/CONSERVATORY
18'02 x 15'03 (5.54m x 4.65m)
Radiator, power points, TV points, front, side and rear aspect upvc double glazed windows. Rear aspect upvc double glazed French doors to the garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING
Access to loft space, power point. Door to:

MASTER BEDROOM
22'00 x 9'01 (6.71m x 2.77m)
Power points, TV points, radiator, front aspect upvc double glazed window. Door into:

EN-SUITE SHOWER ROOM
7'11 x 3'10 (2.41m x 1.17m)
Shower cubicle with electric shower attachment, wash hand basin, close coupled W.C., rear aspect upvc double glazed window.

BEDROOM 2
12'01 x 9'02 (3.68m x 2.79m)
Power points, radiator, front aspect upvc double glazed window.

BEDROOM 3
11'10 x 7'02 (3.61m x 2.18m)
Power points, radiator, rear aspect upvc double glazed window.

FAMILY BATHROOM
8'09 x 5'11 (2.67m x 1.80m)
Close coupled W.C., vanity wash hand basin, shower cubicle with electric shower attachment, extractor fan, rear aspect double glazed window.

OUTSIDE
To the front of the property is off road parking for several vehicles which in turn leads to the garage.

GARAGE
Accessed via an up and over door

REAR GARDEN
Side access leads to the rear which is a paved patio/seating area all enclosed by fencing surround.

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

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 town centre proceed to the traffic and continue straight over into Gloucester Road, proceed along out of town and turn left into Poolway Place where the property can be located 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 VENDORS APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.

