

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.

Figure 1: Environmental impact of the UK and EU

The figure consists of two bar charts comparing the UK and EU across two metrics: Environmental Impact (CO2) Rating and Energy Efficiency Rating.

Left Chart: Environmental Impact (CO2) Rating

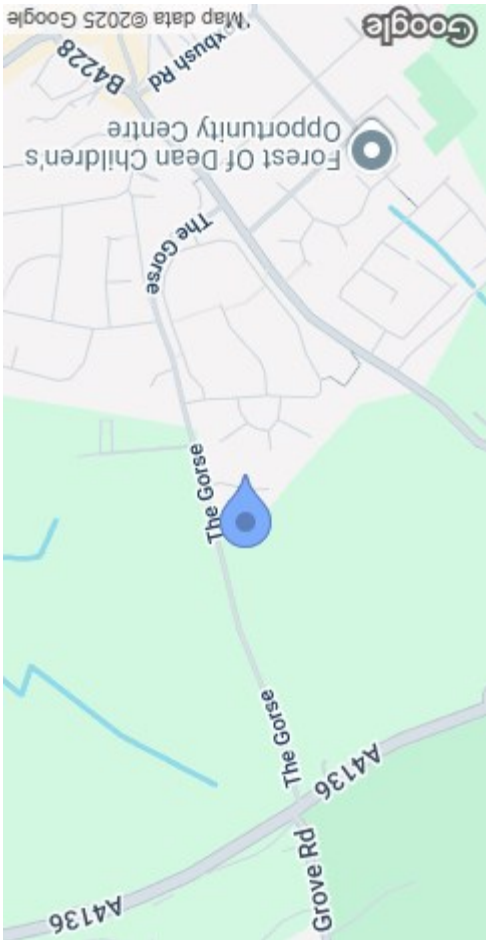
Entity	Rating
UK	78
EU	69

Right Chart: Energy Efficiency Rating

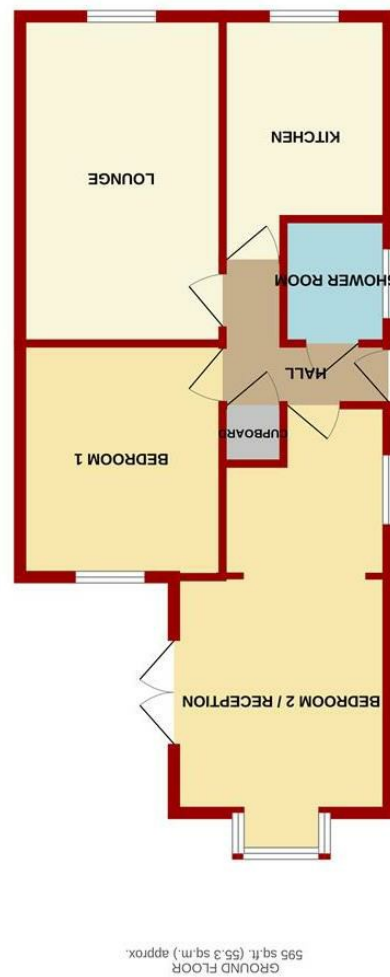
Entity	Rating
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Legend:

- Energy Efficiency Rating (Green bar)
- Environmental Impact (CO2) Rating (Blue bar)



TOTAL FLOOR AREA: 595 sq. ft. (55.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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2 Lark Rise
Coleford GL16 8EP

£265,000

This WELL-PRESENTED DETACHED BUNGALOW is situated in a DESIRABLE part of COLEFORD and offers GENEROUS ACCOMMODATION with a THOUGHTFULLY LANDSCAPED GARDEN and AMPLE PARKING. The property has been EXTENDED to create FLEXIBLE LIVING SPACE and would suit DOWNSIZERS or FAMILIES alike.

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.



ENTRANCE HALLWAY

Accessed via a UPVC double glazed front door, with wood-effect flooring, radiator, storage cupboard, and loft access.

KITCHEN

11'08" x 7'11" (3.56m x 2.41m)

Fitted with a range of wall, base and drawer units, rolled edge work surfaces, and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated four-ring gas hob with oven below and cooker hood above. Space and plumbing for washing machine, space for fridge/freezer, heated towel rail. Worcester Combi boiler housed in cupboard. Front aspect UPVC double glazed window, part-tiled walls.

LOUNGE

15'08" x 9'08" (4.78m x 2.95m)

Featuring wooden block flooring, radiator, power points, television point, and a front aspect UPVC double glazed window.

RECEPTION ROOM/ BEDROOM TWO

21'05" x 10'03" (6.53m x 3.12m)

Having been extended, offering excellent versatility. Radiator, power points, television point, side aspect UPVC window, rear aspect bay window overlooking the garden, and UPVC French doors leading to patio.

BEDROOM ONE

9'09" x 11'02" (2.97m x 3.40m)

With fitted wardrobes and dressing table, radiator, power points, and a rear aspect UPVC double glazed window.

SHOWER ROOM

Modern suite comprising corner shower enclosure with electric shower, vanity wash hand basin, low-level WC, heated towel rail, tiled flooring, part-tiled walls, and side aspect UPVC window.

OUTSIDE

To the front of the property there is a large lawn with mature shrubs. Driveway providing off-road parking for several vehicles, leading to a garage with up-and-over door and personal side door to garden.

The rear garden is beautifully landscaped and tiered. Lower level patio, lawn with steps to a second lawned area, and a decked seating area at the top. Well-stocked with mature shrubs and trees, enclosed by fencing and hedging. Side gates provide access from front to rear.

GARAGE

Up-and-over door, power/lighting, personal side access door.

SERVICES

Mains Gas, Electricity, Water and Drainage.

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

TENURE

Freehold.

AGENTS NOTE

Please be advised that the property is currently subject to a Grant of Probate application. Completion of a sale cannot take place until probate has been granted. We anticipate that this process will be concluded in due course, and do not anticipate any delays.

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 lights turning left onto Bank Street. Continue along here taking the second right signposted Berry Hill. Continue up the hill turning left into Lark Rise where the property can be found on the right 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)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

