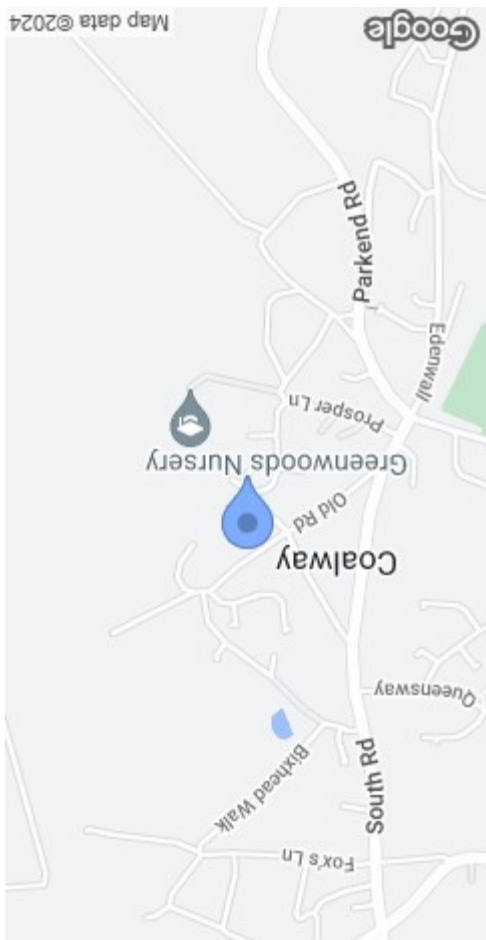




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating



34 Birch Park
 Coleford GL16 7RU

£225,000

A BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE PROPERTY SITUATED ON A LARGE CORNER PLOT. BENEFITS INCLUDE PARKING FOR SEVERAL CARS, A GOOD SIZED LOUNGE WITH ADDITIONAL SUN ROOM TO REAR OVERLOOKING GARDENS AND POPULAR LOCATION WITH AMENITIES SUCH AS A SCHOOL AND SHOP NEARBY.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via a partly glazed UPVC door into:

ENTRANCE HALL

Power points, radiator, an open plan layout leads into:

LOUNGE

17'3 x 11'9 (5.26m x 3.58m)

Radiator, power points, television point, electric fireplace with feature fireplace surround, stairs to first floor landing, rear aspect wooden single glazed window overlooking sun room, wooden doors gives access into:

SUNROOM

11'4 x 8'5 (3.45m x 2.57m)

Rear and side aspect UPVC double glazed windows, side aspect UPVC double glazed patio doors giving access out onto the rear garden, radiator, power points.

KITCHEN

7'4 x 8'2 (2.24m x 2.49m)

Front aspect UPVC double glazed window, a range of base, draw and wall mounted units, space for oven, space for washing machine, space for fridge freeze, ideal combination boiler, stainless steel single drainer unit with tap over.

FROM THE LOUNGE STAIRS GIVE ACCESS UP TO:

FIRST FLOOR LANDING

Loft access space, power points.

BATHROOM

4'10 x 8'0 (1.47m x 2.44m)

Front aspect UPVC double glazed window, panelled bath with taps and mains shower over, close coupled W.C, sink with tap over, radiator, extractor fan.

BEDROOM 1

13'5 x 9'9 (4.09m x 2.97m)

Rear aspect UPVC double glazed window, radiator, power points, sliding doors giving access into two separate wardrobe spaces.

BEDROOM 2

6'9 x 10'9 (2.06m x 3.28m)

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

OUTSIDE

To the front of the property gated access leads into a laid to lawn area with floral borders surrounded by fencing, a pathway leads up to the properties front door. A driveway provides off road parking for one vehicle with extra parking being provided in car spaces alongside the property.

The rear garden comprises of gated access via the side of the property, stone chippings, a garden shed, patioed entertaining area, several flower beds, laid to lawn area, floral borders and with a separate further stone chippings seating area, all surrounded by fencing and hedging.

SERVICES

Mains water, electricity, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWING

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, turn right at the traffic lights signposted Lydney/Chepstow. Proceed along bearing left onto Lords Hill. Continue up the hill for approximately half a mile until reaching the crossroads by the Eski-Market. Turn left here, taking the first right hand turning into Prosper Lane. Proceed along to the end bearing to the left hand side. Follow the road along into Birch Park where the property can be found 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)

