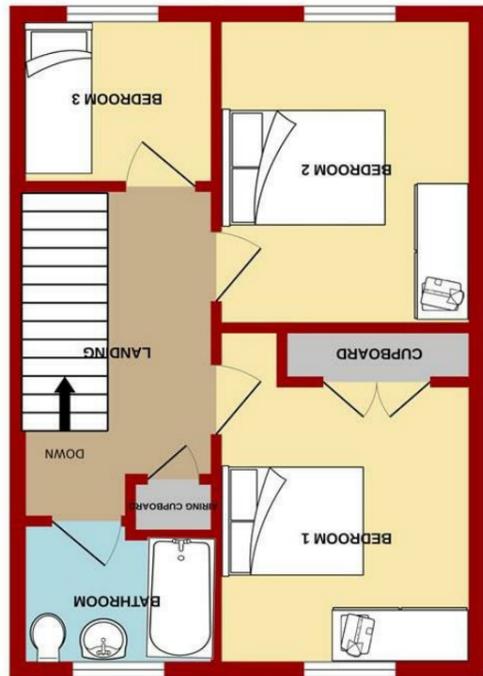




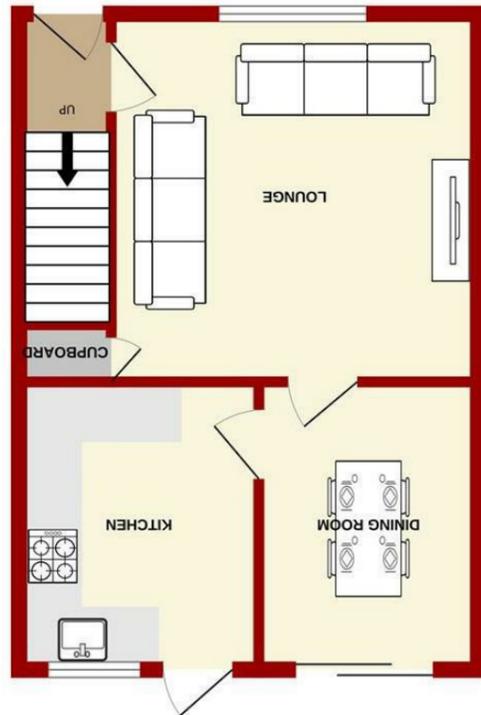
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	 A (1-10) B (11-20) C (21-30) D (31-40) E (41-50) F (51-60) G (61-70)

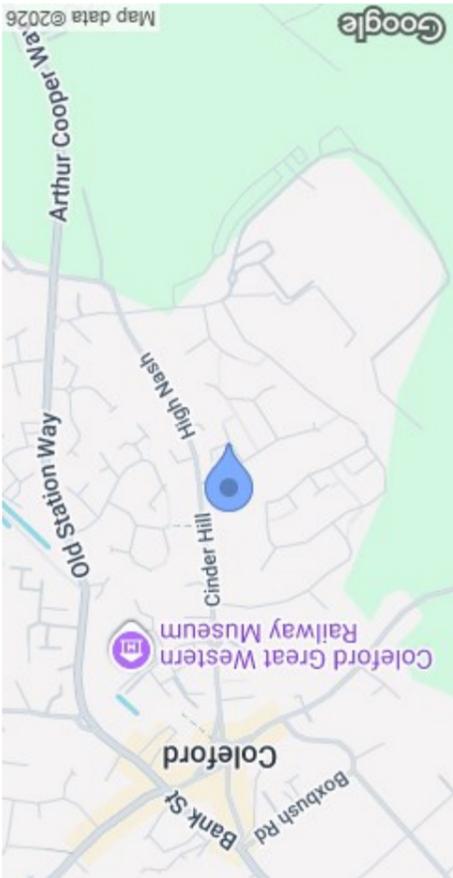
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR



GROUND FLOOR



£215,000

THREE-BEDROOM END-TERRACE HOME REQUIRING MODERNISATION, AMPLE LIVING SPACE, GARAGE, POPULAR RESIDENTIAL LOCATION. This property offers excellent scope for improvement and is ideally suited to investors or buyers looking to create a family home.

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 double-glazed uPVC frosted front door, with radiator and access to ground floor rooms.

LOUNGE

13'00 x 13'03 (3.96m x 4.04m)

Featuring a double-glazed uPVC window to the front, radiator, power points, and an electric fire set within a chimney breast. Open access through to the dining room.

DINING ROOM

10'04 x 7'11 (3.15m x 2.41m)

With radiator, power points, and sliding double-glazed uPVC doors providing access to the rear garden. Doorway leading into the kitchen.

KITCHEN

10'04 x 8'02 (3.15m x 2.49m)

A well-proportioned kitchen featuring a selection of base and drawer units with roll-top work surfaces. Fitted with a sink and mixer tap, plus a separate side drain. There is space for a cooker, washing machine, and fridge freezer. A double-glazed uPVC window and rear door provide direct access to the garden. Offering excellent potential, the kitchen is ready for renovation and updating to create a modern, stylish space.

FIRST FLOOR LANDING

With access to loft space, airing cupboard, and doors leading to Bedrooms One, Two, and Three.

BATHROOM

6'06 x 5'04 (1.98m x 1.63m)

Comprising a panelled bath, pedestal wash hand basin, and WC. Double-glazed uPVC frosted window to the rear elevation.

BEDROOM ONE

12'03 x 9'07 (3.73m x 2.92m)

Double bedroom with double-glazed uPVC window overlooking the rear garden, radiator, power points, and built-in wardrobes.

BEDROOM TWO

11'04 x 8'11 (3.45m x 2.72m)

With double-glazed uPVC window to the front elevation, radiator, and power points.

BEDROOM THREE

7'02 x 6'03 (2.18m x 1.91m)

Single bedroom with double-glazed uPVC window to the front elevation, radiator, and power points.

GARAGE

15'04 x 8'00 (4.67m x 2.44m)

With up-and-over door, providing useful off-road parking or storage space.

OUTSIDE

To the front, the property benefits from a lawned garden with a pathway leading to the entrance, offering potential to create off-road parking subject to the necessary planning permissions.

To the rear, there is a lawned garden with a small patio area and partial fencing. A pathway to the rear, provides access to the garage, offering additional storage and parking.

AGENTS NOTE

Probate is to be granted.

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: 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 our Coleford office, go up the high street and go straight over at the roundabout onto Cinderhill. Turn right into Mushet Place and then the first left into The Links. The property can be found 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.

