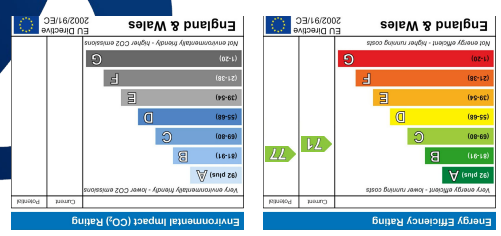
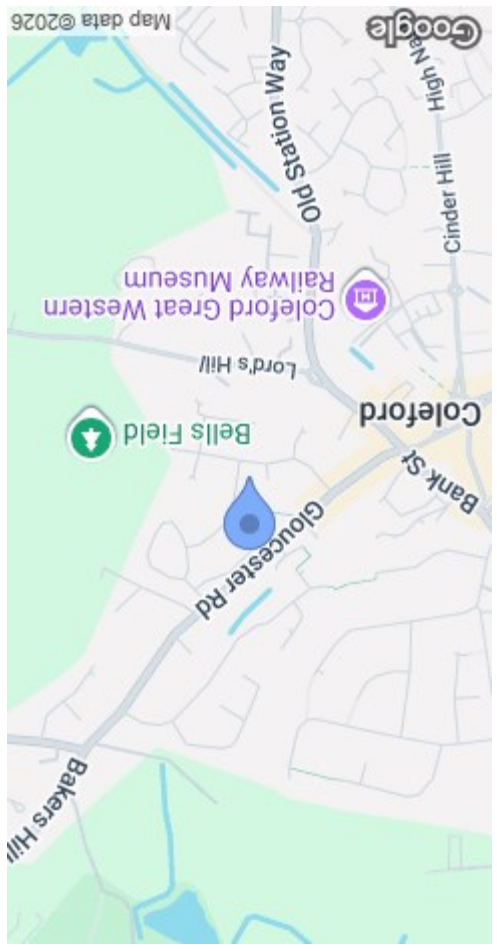
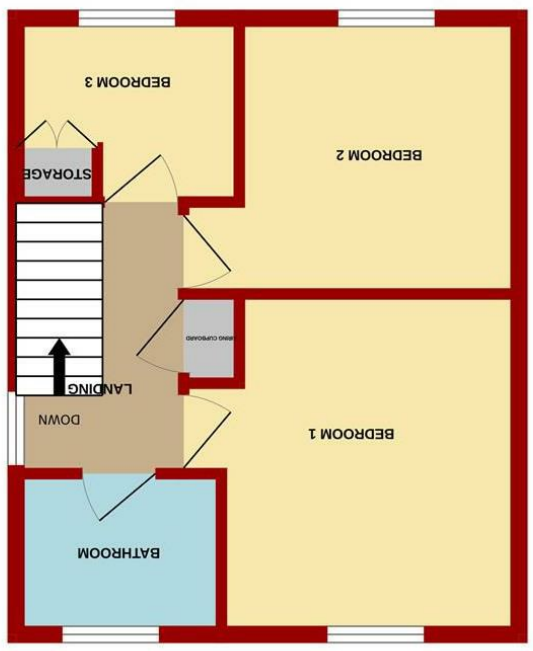
1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

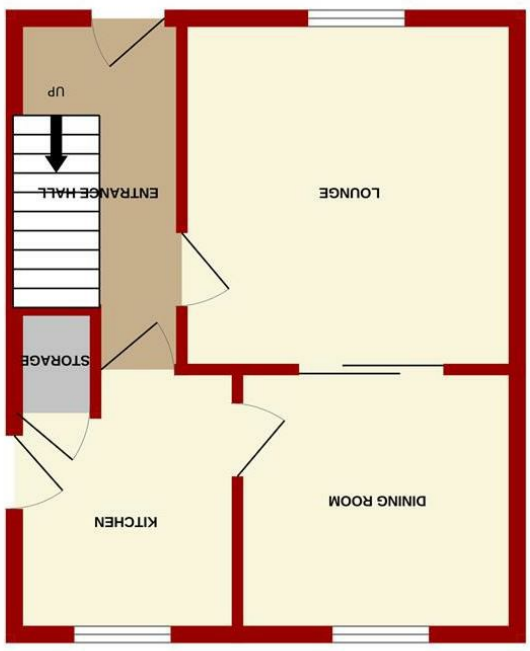
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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







1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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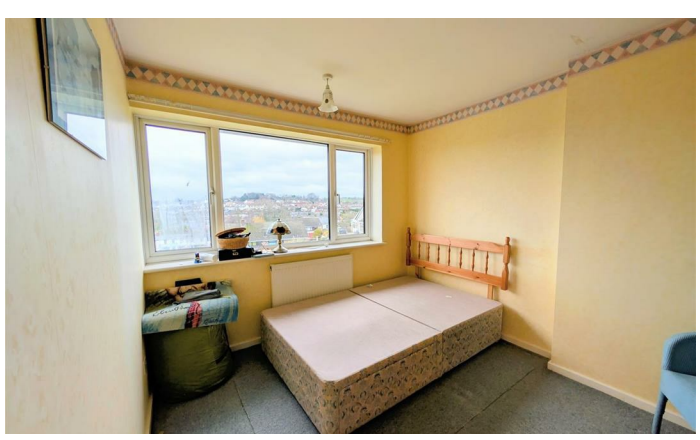
12 Bells Place
Coleford GL16 8BX

STEVE GOOCH
ESTATE AGENTS | EST 1985

£225,000

A WELL-PROPORTIONED THREE BEDROOM HOME offering OFF-ROAD PARKING FOR THREE VEHICLES, GARAGE, SPACIOUS LIVING ACCOMMODATION and a GENEROUS REAR GARDEN, situated in a convenient residential location close to Coleford town.

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
12'01 x 5'09 (3.68m x 1.75m)
Accessed via a uPVC front door. Featuring radiator, power points and stairs rising to the first-floor landing. Door leading through to the lounge.

LOUNGE
12'00 x 11'04 (3.66m x 3.45m)
A comfortable reception room featuring a gas fire set within a feature fireplace. Radiator, power points, television point and front-facing double-glazed uPVC window. Sliding doors lead through to the dining room.

DINING ROOM
9'07 x 9'01 (2.92m x 2.77m)
With radiator, power points and rear-facing double-glazed uPVC window. Door leading through to the kitchen.

KITCHEN
9'07 x 8'00 (2.92m x 2.44m)
Fitted with base and wall-mounted units with rolled-edge worktops. Stainless steel single bowl sink with drainer, space and plumbing for washing machine, space for cooker and fridge. Radiator, power points, part-tiled walls and rear-facing double-glazed uPVC window. Door to understairs storage cupboard and double-glazed uPVC door providing access to the rear garden.

FIRST FLOOR LANDING
8'10 x 5'10 (2.69m x 1.78m)
With side-facing double-glazed uPVC window and door to airing cupboard housing the Worcester gas-fired combi boiler. Providing access to all first-floor rooms.

BEDROOM ONE
11'08 x 11'03 (3.56m x 3.43m)
A double bedroom featuring radiator, power points and rear-facing double-glazed uPVC window.

BEDROOM TWO
10'01 x 9'01 (3.07m x 2.77m)
With radiator, power points and front-facing double-glazed uPVC window.

BEDROOM THREE
8'00 x 6'10 (2.44m x 2.08m)
Featuring radiator, power points, double doors to storage above the stairs and front-facing double-glazed uPVC window.

BATHROOM
7'00 x 5'06 (2.13m x 1.68m)
Fitted with a white suite comprising panelled bath, wash hand basin and low-level WC. Radiator and rear-facing double-glazed uPVC frosted window.

OUTSIDE
To the front of the property is gated access leading onto a driveway providing off-road parking for up to three vehicles. The front garden is mainly laid to lawn with steps and a pathway leading to the front door.
The rear garden is of a good size and predominantly laid to lawn with pathways and mature shrub and flower borders. The garden also provides access to the garage.

GARAGE
16'02 x 8'11 (4.93m x 2.72m)
Accessed via an up-and-over door with an additional personal door opening into the rear garden.

AGENTS NOTE
The property is steel framed construction.

SERVICES
Mains water, electricity and drainage connected. Gas-fired central heating via combi boiler.

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, proceed to the traffic lights and go straight ahead onto Gloucester Road. Turn right onto Bells Place and follow the hill up and the property can be found directly in front of you 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.