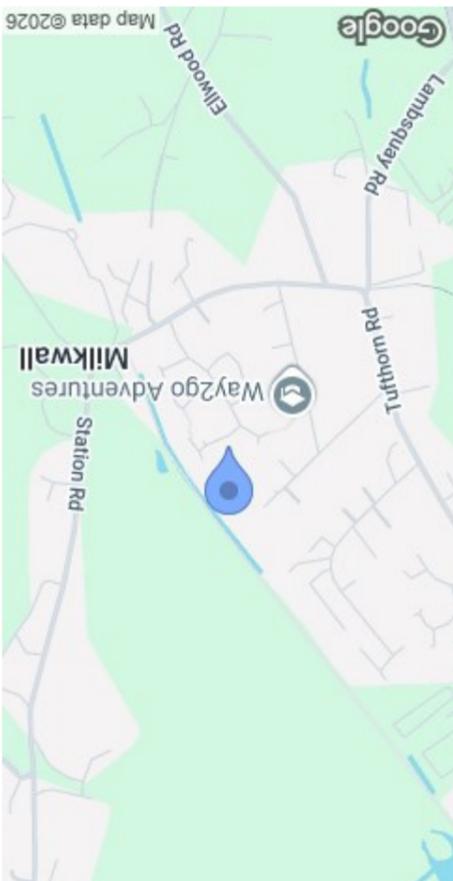




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (93-100 kWh/m ² per year)	A (10-35 g/m ² per year)
B (81-92 kWh/m ² per year)	B (36-45 g/m ² per year)
C (69-80 kWh/m ² per year)	C (46-55 g/m ² per year)
D (55-68 kWh/m ² per year)	D (56-65 g/m ² per year)
E (45-54 kWh/m ² per year)	E (66-75 g/m ² per year)
F (35-44 kWh/m ² per year)	F (76-85 g/m ² per year)
G (21-34 kWh/m ² per year)	G (86-95 g/m ² per year)
H (15-20 kWh/m ² per year)	H (96-105 g/m ² per year)
I (1-14 kWh/m ² per year)	I (106-125 g/m ² per year)



6 Bramble Road
 Milkwall, Coleford GL16 7PS

£250,000

A well-presented THREE-BEDROOM SEMI-DETACHED FAMILY HOME, ideally located in a SOUGHT-AFTER VILLAGE setting. This property benefits from a SPACIOUS KITCHEN/DINER, CONSERVATORY, OFF-ROAD PARKING, a GARAGE, and a lovely PRIVATE ENCLOSED GARDEN, all being offered with NO ONWARD CHAIN.

The village of Milkwall is approximately 1 mile away from the market town of Coleford and offers local amenities to include a Post Office with convenience store, Public House and 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.



The property is accessed via a partly double glazed upvc door into:

ENTRANCE HALLWAY

Stairs lead to the first floor. Door into:

W.C

5'04 x 2'11 (1.63m x 0.89m)

W.C, wash hand basin, front aspect upvc double glazed frosted window.

LOUNGE

15'00 x 14'08 (4.57m x 4.47m)

Power points, TV point, feature fireplace, front aspect upvc double glazed window.

KITCHEN/DINER

Range of fitted wall, base and drawer mounted units, rolled edge worktops, one and a half bowl sink unit with mixer tap above, space for Range cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, partly tiled walls, inset ceiling spotlights, power points, appliance points, space for dining table and chairs, wood effect flooring, rear aspect upvc double glazed window.

CONSERVATORY

Power points, radiator, side and rear aspect upvc double glazed windows. Door leading out to the garden.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR

LANDING

Door into:

BEDROOM 1

12'03 x 8'02 (3.73m x 2.49m)

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

BEDROOM 2

8'06 x 11'00 (2.59m x 3.35m)

Radiator, power points, front aspect upvc double glazed window.

BEDROOM 3

9'01 x 6'05 (2.77m x 1.96m)

Radiator, power points, rear aspect upvc double glazed window.

BATHROOM

White suite comprising panelled bath with shower over, W.C, wash hand basin, partly tiled walls, front aspect upvc double glazed frosted window.

OUTSIDE

To the front of the property a driveway provides parking for one vehicle which in turn leads to the attached garage.

GARAGE

Accessed via an up and over door, power and lighting, loft storage space. Personal door to the garden.

REAR GARDEN

Mostly laid to lawn, enclosed by fencing and hedging, large patio/seating area.

SERVICES

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

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

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 Coleford town centre proceed to the traffic lights and turn right signposted Lydney/ Chepstow. After a short distance turn left onto Lords Hill and continue up to the top of the hill turning right at the crossroads. Follow the road down into Palmers Flat and continue along taking a right hand turning into Primrose Drive, take the next right hand turning into Bramble Road where the property can be found on the left 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.

