



25 The Crescent
Coleford GL16 8BS



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£270,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED HOME occupying a **GENEROUS CORNER PLOT**, offering **WELL-PROPORTIONED ACCOMMODATION** throughout with a **bright dual-aspect lounge**, attractive **DINING ROOM** leading in to the **OPEN PLAN KITCHEN**. Benefiting from **OFF-ROAD PARKING**, **RECENTLY REPLACED ROOF (2025)** and **UPDATED UPVC WINDOWS**, the property is situated in a **POPULAR RESIDENTIAL LOCATION** close to the town centre.

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 HALL

Accessed via a part double glazed UPVC entrance door with stairs leading to the first floor, power points and doors to the lounge and dining room.

LOUNGE

18'0" x 10'9" (5.49m x 3.28m)

A spacious dual-aspect reception room with front and rear aspect double glazed UPVC windows, feature fireplace with wall-mounted electric fire, radiators, television point, power points and neatly boxed fuse board and electric meter.

KITCHEN

14'8" x 6'4" (4.47m x 1.93m)

Fitted with a range of base, wall and drawer mounted units with rolled edge worktops, one and a half bowl stainless steel sink unit with mixer tap, integrated oven with four-ring electric hob and stainless steel cooker hood above, space and plumbing for washing machine, space for fridge/freezer, wall-mounted gas-fired boiler, radiator, power points, part tiled walls, rear aspect double glazed UPVC window, pantry cupboard, airing cupboard housing the hot water tank and opening into the dining room.

DINING ROOM

11'4" x 9'5" (3.45m x 2.87m)

Front aspect double glazed UPVC window, radiator, power points and door returning to the entrance hall.

FIRST FLOOR LANDING

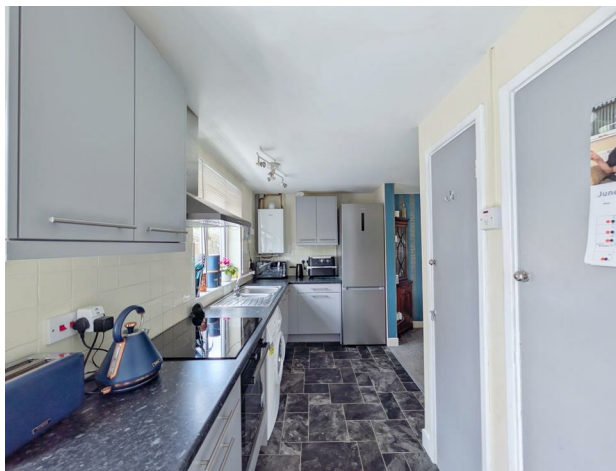
Rear aspect double glazed UPVC window, radiator, power points, access to the loft via a pull-down ladder. The loft is predominantly boarded.

BEDROOM ONE

12'1" x 9'7" (3.68m x 2.92m)

Front aspect double glazed UPVC window, built-in storage cupboard, radiator, television point and power points.





BEDROOM TWO

11'0" x 9'9" (3.35m x 2.97m)

Front aspect double glazed UPVC window, radiator, television point and power points.

BEDROOM THREE

8'1" x 7'11" (2.46m x 2.41m)

Rear aspect double glazed UPVC window, built-in storage cupboard, radiator and power points.

BATHROOM

9'6" x 5'7" (2.90m x 1.70m)

Comprising a panelled bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, inset ceiling spotlights and rear aspect frosted double glazed UPVC window.

OUTSIDE

The property is approached via double gates leading to a private driveway providing off-road parking, with additional space available alongside if required.

Occupying a generous corner plot, the property enjoys a substantial enclosed lawned front and side garden bounded by fencing and hedging.

Gated access leads to the private, low-maintenance rear garden, laid to painted concrete to create an excellent sun-trap, ideal for outdoor seating, barbecuing and al fresco dining. There is also an outside tap.

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 Water - Rates to be confirmed.



LOCAL AUTHORITY

Council Tax Band: B
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.

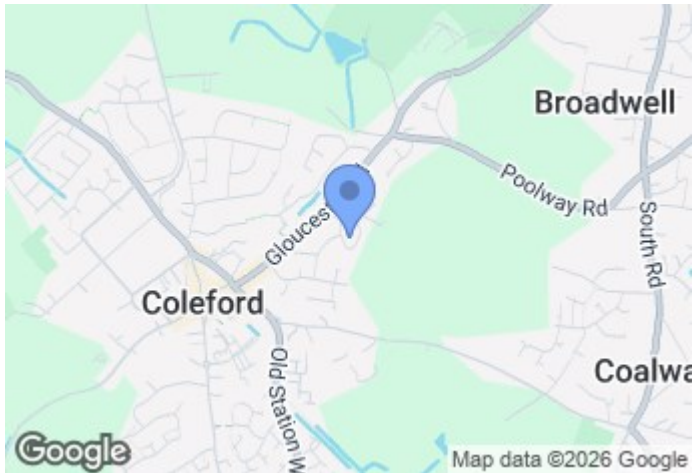
DIRECTIONS

From Coleford town centre proceed to the traffic lights and continue straight over into Gloucester Road, continue along for a short distance taking the second right hand turning into The Crescent, following the road to the left where the property can be found after a short distance on your right hand side.

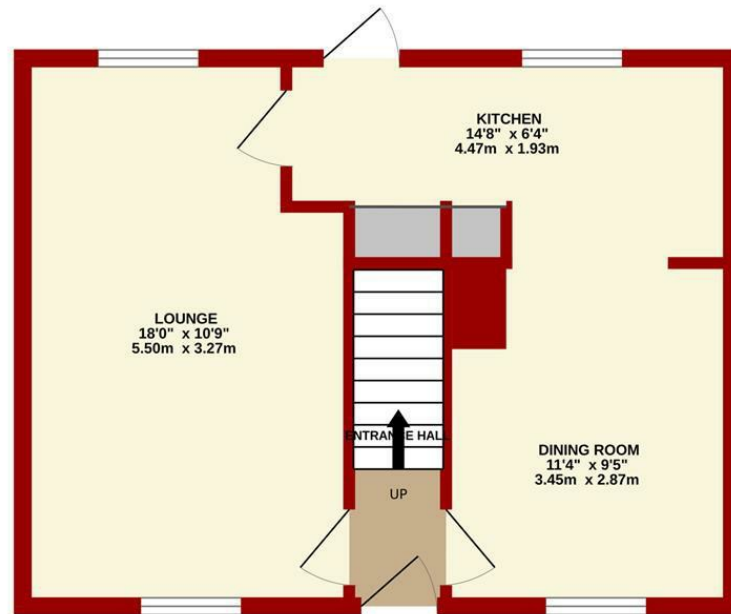
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

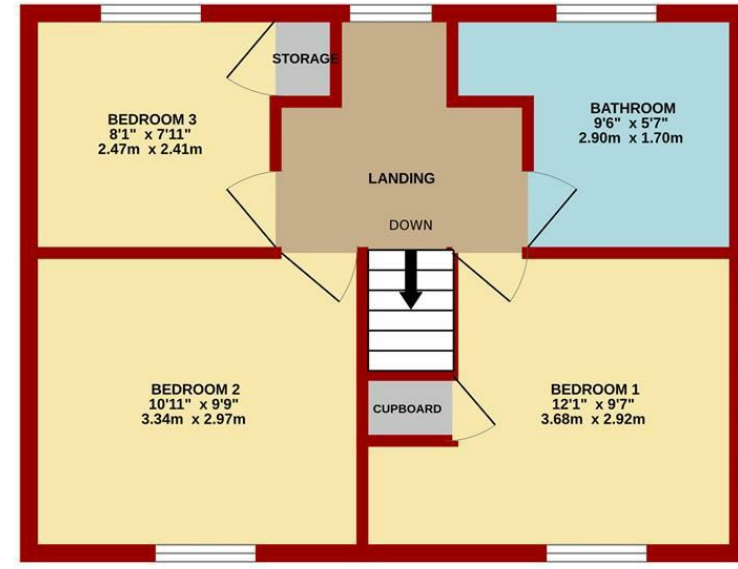




GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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