

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	
EU Directive 2002/91/EC	2002/91/EC
Minimum energy efficiency class - lower CO2 emissions	Minimum energy efficiency class - lower CO2 emissions
1 (A+++)	1 (A+++)
2 (A++)	2 (A++)
3 (A+)	3 (A+)
4 (A)	4 (A)
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£215,000

A well presented TWO BEDROOM HOME enjoying a pleasant CUL-DE-SAC POSITION with DRIVEWAY PARKING FOR TWO VEHICLES, GARAGE and a beautifully landscaped WEST FACING REAR GARDEN. The property offers well maintained accommodation throughout comprising a fitted kitchen with SOLID WOODEN WORKTOPS, spacious LOUNGE/DINER WITH DOORS ONTO THE REAR GARDEN, two bedrooms with BUILT-IN WARDROBES and a modern bathroom suite. An ideal purchase for FIRST TIME BUYERS, INVESTORS OR THOSE LOOKING TO DOWNSIZE.

Mile End is located just outside of the historic market town of Coleford in the delightful Forest of Dean. Coleford is 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 with further education, Leisure Centre (at the college campus) and two separate Golf Courses.



ENTRANCE HALLWAY

7'10 x 3'11 (2.39m x 1.19m)

Accessed via part glazed UPVC frosted front door. Wood effect flooring, radiator, power points and opening through to the kitchen.

KITCHEN

7'10 x 7'08 (2.39m x 2.34m)

Bespoke solid wooden kitchen fitted with a range of base and wall units complemented by solid wooden worktops and ceramic sink unit with mixer tap. Built-in oven with four ring gas hob and extractor hood above. Space for fridge/freezer, dishwasher and plumbing for washing machine. Part tiled walls, wall mounted Ideal boiler, power points and front aspect UPVC double glazed window.

LOUNGE/DINER

16'09 x 11'11 (5.11m x 3.63m)

A spacious reception room benefiting from continuation of wood effect flooring, radiators, television point and power points. Rear aspect UPVC double glazed doors provide direct access onto the rear garden. Stairs lead to the first floor landing.

LANDING

Power point, access to loft space which is partially boarded and doors leading to all first floor rooms.

BEDROOM ONE

13'02 x 10'00 (4.01m x 3.05m)

Radiator, power points, built-in wardrobe with double doors and rear aspect UPVC double glazed window.

BEDROOM TWO

10'05 x 7'00 (3.18m x 2.13m)

Radiator, power points, built-in wardrobe and front aspect UPVC double glazed window.

BATHROOM

Modern white suite comprising panelled bath with shower over, WC and vanity wash hand basin. Heated towel rail, part tiled walls and front aspect UPVC double glazed frosted window.

OUTSIDE

To the front, the property benefits from a driveway providing off road parking for two vehicle leading to:

GARAGE

16'01 x 8'04 (4.88m'0.30m x 2.44m'1.22m)

Accessed via a Hörmann up and over door, offering excellent storage space.

The front garden is laid to decorative stone chippings with pathway leading to the front entrance.

GARDEN

The west facing rear garden has been beautifully landscaped to provide a private and enclosed outdoor space. A brick paved patio seating area leads onto an artificial lawn with mature flower and shrub borders, all enclosed by fencing.

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: 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, proceed along this road out of the town and passing Forest Hills Golf Club on the left hand side, after a short distance turn right into Cedar Way then take the first turning left into Chestnut Close where the property can be found on the left 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)

