



## Prosper Lane

Coalway, Coleford, Gloucestershire, GL16 7JW

£215,000



Don't miss the opportunity to acquire this well-presented semi-detached bungalow, enjoying a generous gated block-paved driveway providing ample off-road parking, attractive lawned front gardens and a low-maintenance rear courtyard with useful outbuilding storage.

The accommodation is thoughtfully arranged and comprises a bright and spacious lounge, a modern fitted kitchen, two bedrooms and a stylish family bathroom. Outside, the property offers excellent practicality with secure gated access, established front gardens and a private rear courtyard, making it an ideal home for first-time buyers, downsizers or investors alike.

Conveniently positioned close to local amenities, this charming bungalow combines comfortable living with easy-to-maintain outdoor space and viewing is highly recommended.

Coalway is a well-placed Forest of Dean village on the edge of Coleford, popular with buyers who want a quieter setting while still being close to everyday amenities. It has a friendly, community feel and is surrounded by the area's trademark woodland and countryside walks, making it ideal for anyone who enjoys the outdoors. The village offers convenient access to Coleford's shops, cafés, schools and leisure facilities, along with straightforward road links for commuting across the wider region.



Approached via UPVC double glazed front door into:

#### Lounge:

14'7" x 10'0" (4.47m x 3.06m)

UPVC double glazed window to front aspect, power & lighting, TV point, radiator, door to kitchen/dining room & bedroom one.

#### Kitchen/Dining Room:

13'6" x 8'1" (4.13m x 2.48m)

A range of eye level and base units, space for fridge/freezer, space & plumbing for washing machine, gas stove with extractor hood above and gas oven below, stainless steel one and a half bowl sink with drainer unit, UPVC double glazed window to rear aspect, power & lighting, door to bedroom two & bathroom.

#### Bedroom One:

10'2" x 9'4" (3.12m x 2.87m)

UPVC double glazed window to front aspect, power & lighting, radiator.

#### Bedroom Two:

10'1" x 5'2" (3.09m x 1.59m)

UPVC double glazed window to side aspect, power & lighting, radiator.

#### Bathroom:

7'11" x 6'7" (2.42m x 2.01m)

Wall tiling, airing cupboard, W.C., hand wash basin, shower over the panelled bath, lighting, shaver point, extractor fan.

#### Outside:

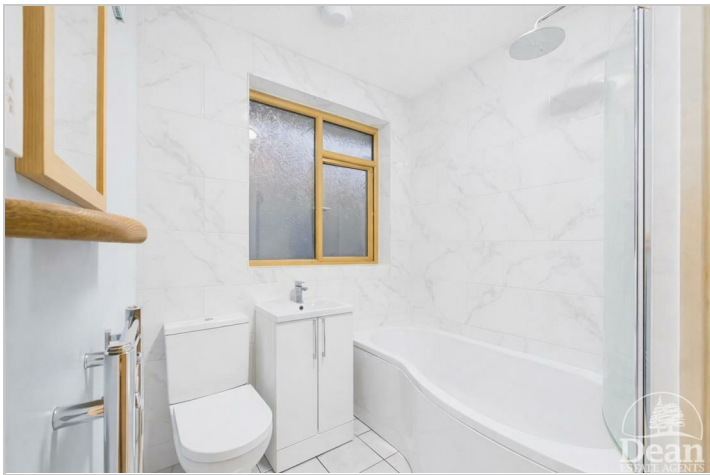
To the front of the property there is gated access to the block paved driving leading to the front of the property and the rear. There is ample off road parking for multiple vehicles.

To the rear is a low maintenance courtyard style garden with an outbuilding.

#### Outbuilding:

11'3" x 8'5" (3.44m x 2.57m)

Power & lighting.



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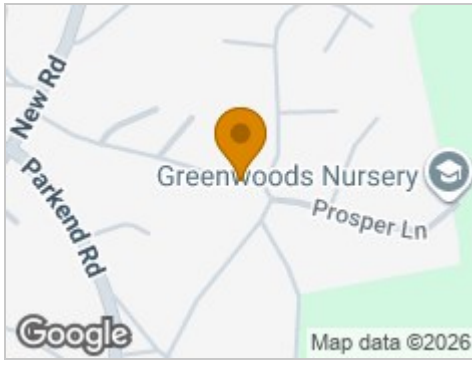
PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



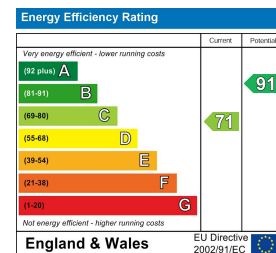
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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