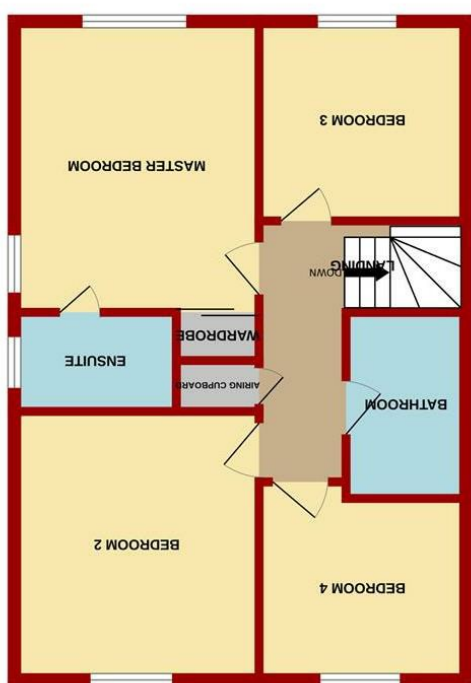
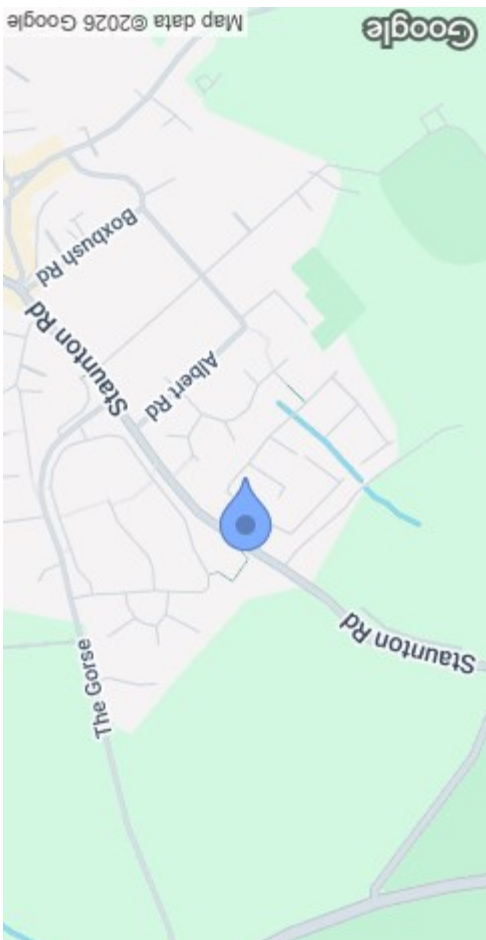


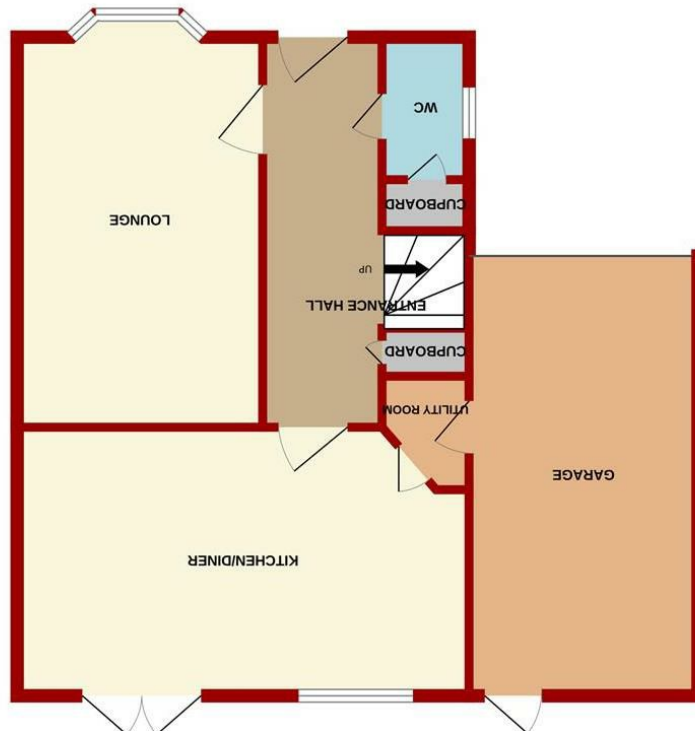


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>103 kWh/m² or less</td></tr> <tr><td>B</td><td>81-102 kWh/m²</td></tr> <tr><td>C</td><td>61-80 kWh/m²</td></tr> <tr><td>D</td><td>41-60 kWh/m²</td></tr> <tr><td>E</td><td>21-40 kWh/m²</td></tr> <tr><td>F</td><td>11-20 kWh/m²</td></tr> <tr><td>G</td><td>1-10 kWh/m²</td></tr> </table>	A	103 kWh/m ² or less	B	81-102 kWh/m ²	C	61-80 kWh/m ²	D	41-60 kWh/m ²	E	21-40 kWh/m ²	F	11-20 kWh/m ²	G	1-10 kWh/m ²	<table border="1"> <tr><td>A</td><td>103 g/kWh or less</td></tr> <tr><td>B</td><td>81-102 g/kWh</td></tr> <tr><td>C</td><td>61-80 g/kWh</td></tr> <tr><td>D</td><td>41-60 g/kWh</td></tr> <tr><td>E</td><td>21-40 g/kWh</td></tr> <tr><td>F</td><td>11-20 g/kWh</td></tr> <tr><td>G</td><td>1-10 g/kWh</td></tr> </table>	A	103 g/kWh or less	B	81-102 g/kWh	C	61-80 g/kWh	D	41-60 g/kWh	E	21-40 g/kWh	F	11-20 g/kWh	G	1-10 g/kWh
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1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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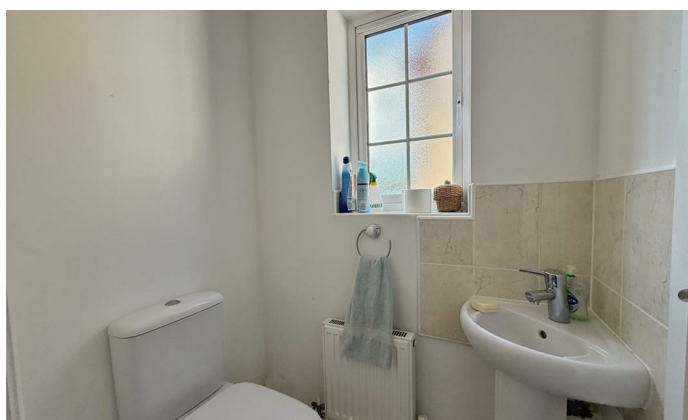


16 Blakes Way
 Coleford GL16 8EX

Guide Price £315,000

A FOUR BEDROOM DETACHED house located close to Coleford Town Centre benefitting from a LARGE KITCHEN/DINING space INTEGRAL SINGLE GARAGE, FOUR GOOD SIZE BEDROOMS with MASTER BEDROOM having EN-SUITE, PRIVATE ENCLOSED GARDENS & OFF-ROAD PARKING. All being sold with NO ONWARD CHAIN.

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.



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

ENTRANCE HALLWAY

Stairs to first floor landing, under stairs storage, radiator, power points. Door into:

CLOAKROOM

3'03 x 4'07 (0.99m x 1.40m)

Side aspect upvc double glazed window, close coupled WC, wash hand basin, radiator, storage cupboard housing consumer unit.

LOUNGE

16'05 x 10'11 (5.00m x 3.33m)

Front aspect bay fronted upvc double glazed window, radiator, power points, TV point. Door into:

KITCHEN/DINER

14'07 x 19'03 (4.45m x 5.87m)

Rear aspect upvc double glazed window. Range of wall, base and drawer mounted units, built in oven, gas hob with extractor fan, space for dishwasher, space for fridge freezer.

DINING AREA

Two radiators, power points, rear aspect upvc double glazed patio doors leading to garden.

UTILITY AREA

4'08 x 5'03 (1.42m x 1.60m)

Base mounted units, space for tumble dryer and washing machine, ideal combination boiler, power points, internal door into the garage.

GARAGE

10'00 x 19'03 (3.05m x 5.87m)

Rear aspect partly glazed frosted door out to the garden, power and lighting, accessed via a manual up and over door.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR.

LANDING

Double doors into airing cupboard housing the hot water cylinder, power points, radiator. Doors giving access into:

BEDROOM ONE

12'02 x 10'05 (3.71m x 3.18m)

Front and side aspect upvc double glazed window, radiator, power points, built in wardrobes, door giving access into:

EN-SUITE

5'04 x 7'00 (1.63m x 2.13m)

Side aspect upvc double glazed frosted window, walk in shower with shower attachment over which is enclosed by tiling, heated towel rail, close coupled WC, sink with tap over, extractor fan and shaver point.

BEDROOM TWO

10'11 x 9'09 (3.33m x 2.97m)

Rear aspect upvc double glazed window, radiator, power points.

BEDROOM THREE

10'09 x 7'04 (3.28m x 2.24m)

Rear aspect upvc double glazed window, radiator, power points.

BEDROOM FOUR

8'04 x 10'07 (2.54m x 3.23m)

Front aspect upvc double glazed window, radiator, power points.

BATHROOM

7'02 x 5'06 (2.18m x 1.68m)

Panelled bath with bath taps over, close coupled WC, heated towel rail, extractor fan.

OUTSIDE

To the front of the property there is off-road parking for one vehicle and an up and over door which gives access to the garage.

There is a side gate which gives access into the rear garden.

The rear garden comprises of a patio area in turn leads to a laid to lawn area & apple tree.

SERVICES

Mains water, mains gas, mains electric, mains 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

To be advised.

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, turn left at the traffic lights and head for Staunton Road. Turn left into Blakes Way and then turn left and follow the road around. The property can be found on the right 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)