

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	Target
Very energy efficient - low running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28)	
Very energy inefficient - high running costs	
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£189,950

WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY just a short walk from Coleford town centre. The property boasts a SPACIOUS OPEN PLAN KITCHEN/DINING AREA, perfect for both everyday living and entertaining. Upstairs, you'll find TWO GENEROUSLY SIZED BEDROOMS complemented by a NEWLY FITTED MODERN SHOWER ROOM. The LOW MAINTENANCE GARDEN provides an ideal outdoor space. An excellent opportunity for first-time buyers or investors.

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.



Accessed via a part glazed wooden door into:

PORCH
4'02 x 5'01 (1.27m x 1.55m)
Wooden door leading into:

HALLWAY
Stairs to first floor landing, wooden frosted door into:

KITCHEN/ DINER
12'03 x 19'04 (3.73m x 5.89m)
Front aspect wooden windows, radiator, power points, range of wall, drawer and base mounted units, under stairs cupboard space, space for washing machine, space for fridge/ freezer, space for cooker, stainless steel drainer unit with mixer taps over, inset ceiling spotlights, door giving access into:

INNER HALLWAY
Double doors giving access into a cupboard space which houses the boiler and shelving options, door giving access into:

SHOWER ROOM
7'00 x 5'06 (2.13m x 1.68m)
Walk in shower unit with Mira shower over, vanity wash hand basin unit with mixer tap over, close coupled WC, radiator, inset ceiling spotlights, extractor fan.

LOUNGE/ BEDROOM THREE
12'03 x 9'00 (3.73m x 2.74m)
Rear aspect window, radiator, power points, tv point, rear aspect door which gives access into:

CONSERVATORY
12'07 x 6'06 (3.84m x 1.98m)
Rear aspect windows, rear aspect door which gives access out to the garden, radiator, power points, polycarbonate roof.

LANDING
From the hallway, stairs to first floor landing which has doors giving access into:

BEDROOM ONE
12'01 x 11'01 (3.68m x 3.38m)
Rear aspect single glazed windows, power points, radiator.

BEDROOM TWO
11'08 x 8'11 (maximum measurment) (3.56m x 2.72m (maximum measurment))
Apex roof, radiator, power points.

OUTSIDE
To the rear, steps lead up to a low-maintenance garden featuring a stone chipping area and a shrubbery section. At the front, there is off-road parking available for two vehicles.

SERVICES
Mains Gas, Water, Drainage and Electricity.

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:
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, proceed straight over at the traffic lights into Gloucester Road and continue along turning left into Poolway Road. Bear to the left until nearing the end and turn left here into Poolway Court 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.