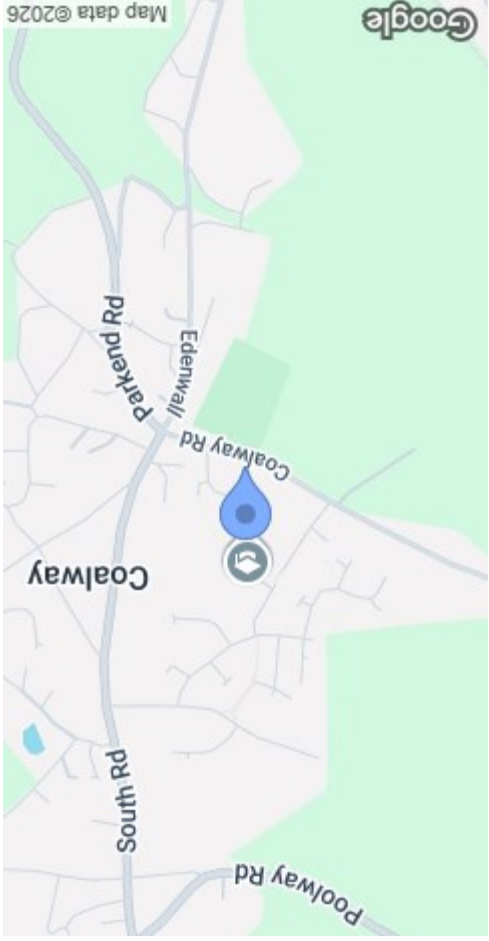
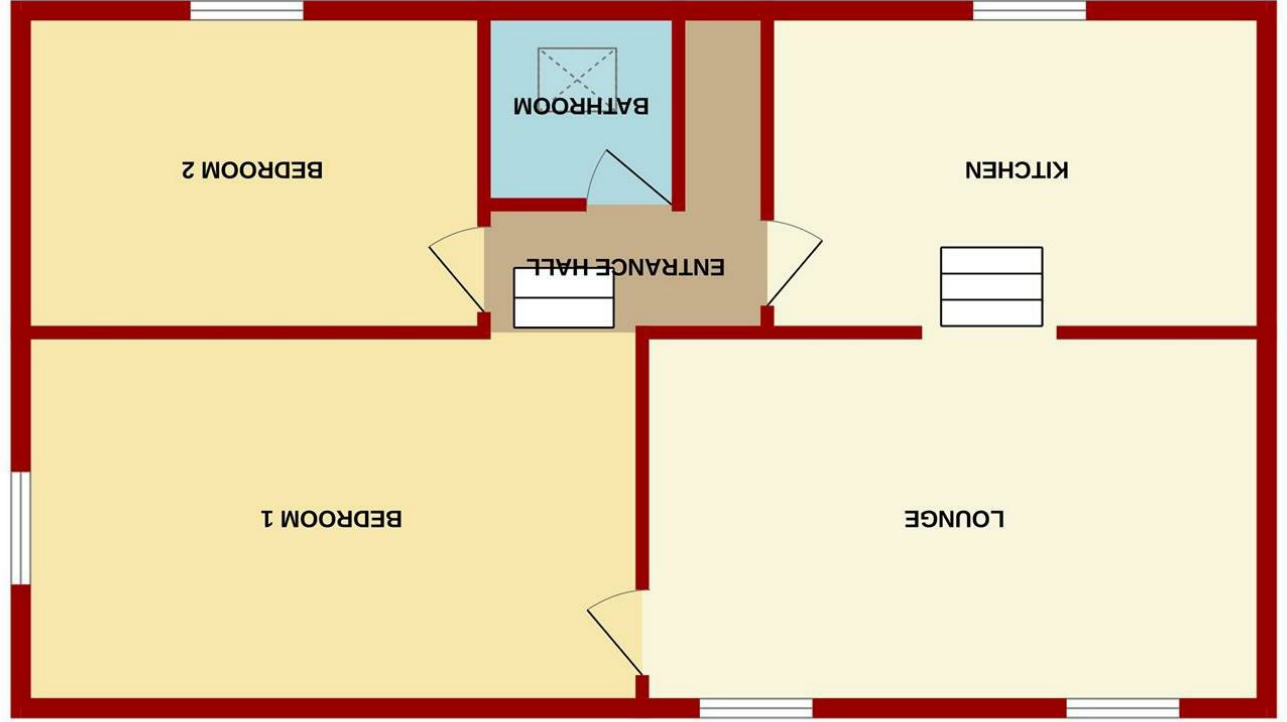




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Measurements are approximate. Not to scale. Illustrative purposes only.  
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57b Coalway Road  
 Coalway, Coleford GL16 7HL

## Offers Over £130,000

This spacious two-bedroom flat offers an abundance of living space with a generously sized lounge, a detached garage, and a contemporary shower room. The property is being sold with no onward chain.

The village of Coalway is approximately 1 mile away from the market town of Coleford and offers local amenities to include an Infant and Junior School, a Playgroup for pre-school, Shops, Chapel, Public Houses, Park with Recreation Ground and a Football Club.

The neighbouring town of Coleford offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarkets, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



The property is accessed via steps up to a wooden partly frosted door into:

### ENTRANCE HALLWAY

Radiator. Two steps up to bedroom 1. Door into:

### KITCHEN

14'07 x 8'03 (4.45m x 2.51m)

Rear and side aspect upvc double glazed windows, range of wall, base and drawer mounted units, space for washing machine, space for tumble dryer, built in oven, built in four ring gas hob, extractor fan, space for fridge freezer, Worcester boiler, stainless steel single drainer sink and drainer unit with taps over, radiator, power points. Two steps up to:

### LOUNGE/DINER

18'03 x 11'00 (5.56m x 3.35m)

Two front aspect upvc double glazed windows, power points, radiator, TV point, inset ceiling spot lights. Door into:

### BEDROOM 1

18'02 x 11'00 (5.54m x 3.35m)

Side aspect upvc double glazed window, radiator, power points, steps down to the entrance hallway.

### BATHROOM

7'00 x 4'09 (2.13m x 1.45m)

walk in shower with mains rainfall shower, extractor fan, close coupled W.C, vanity unit with wash hand basin, wooden double glazed Velux window, easy wipe boarding.

### BEDROOM 2

13'06 x 9'03 (4.11m x 2.82m)

Rear and side aspect upvc double glazed windows, radiator, power points.

### REAR GARDEN

parking is accessed via the communal garden down to the garage at the rear. lawned area surrounding by walling and fencing.

### GARAGE

Accessed via an electric up and over door, power and lighting, roof storage space.

### SERVICES

Mains water, mains drainage, mains electricity, mains gas.

### 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.

### WATES RATES

To be advised.

### LOCAL AUTHORITY

Council Tax Band: A  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Share of 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, turn right at the traffic lights signposted Lydney/Chepstow. Turn left onto Lords Hill and continue along reaching Coalway Road. The property can be found on the left hand side opposite Coalway Park.

### 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.