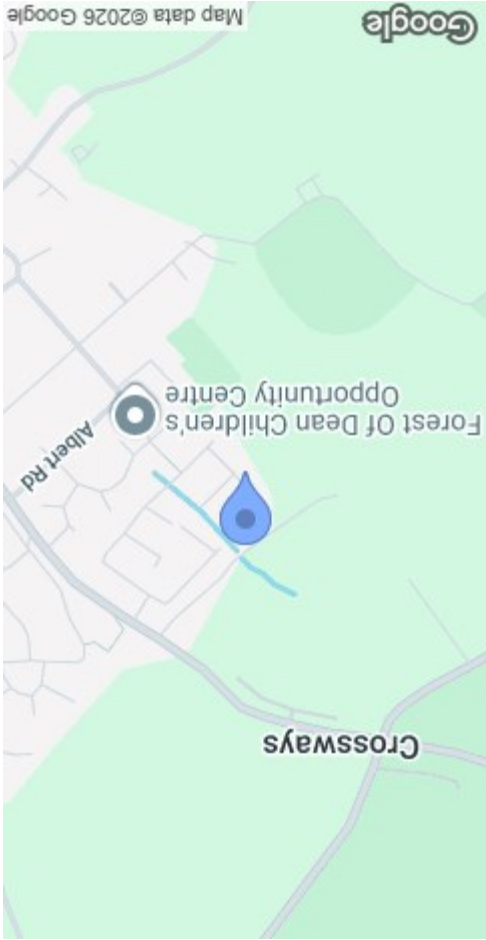


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
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9 Cadora Way
Coleford GL16 8ET

£355,000

A beautifully presented FOUR-BEDROOM TOWNHOUSE, arranged over THREE FLOORS and offering SPACIOUS, FLEXIBLE ACCOMMODATION. With a MODERN KITCHEN/DINER, bright LOUNGE, FOUR GENEROUS BEDROOMS (two with EN SUITES), and a LANDSCAPED GARDEN, this is an IDEAL HOME for GROWING FAMILIES or those seeking VERSATILE LIVING SPACE.

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.



ENTRANCE HALLWAY

15'05 x 3'09 (4.70m x 1.14m)
Bright entrance hall with tiled flooring, stairs to the first floor, storage cupboard and doors in to WC, Lounge and Kitchen/Diner.

LOUNGE

10'09 x 16'01 (3.28m x 4.90m)
A bright and inviting reception room with a feature bay window to the front, creating a generous family living space.

CLOAKROOM

3'03 x 5'06 (0.99m x 1.68m)
Fitted with low-level WC and pedestal wash hand basin, with front aspect frosted window.

KITCHEN/ DINER

18'05 x 16'04 (5.61m x 4.98m)
A stunning open-plan kitchen/diner, fitted with a range of contemporary gloss units and contrasting black granite worktops. Integrated appliances to include, fridge/freezer, dishwasher, washing machine, oven, hob, and extractor fan. The kitchen also benefits from a central island with breakfast bar seating. Double doors and full-height windows open onto the rear garden, allowing excellent natural light and a fantastic space for entertaining.

FIRST FLOOR

BEDROOM TWO

12'09 x 10'10 (3.89m x 3.30m)
A spacious double bedroom with front aspect window, fitted wardrobes. Front aspect window.

EN-SUITE

4'05 x 7'01 (1.35m x 2.16m)
Tiled flooring and part tiled walls, shower cubicle enclosed by tiling with shower off the mains, WC, wash hand basin and a heated towel rail

BEDROOM THREE

10'10 x 12'01 (3.30m x 3.68m)
A generous double with rear aspect window overlooking the garden.

BEDROOM FOUR

7'03 x 12'00 (2.21m x 3.66m)
A well-proportioned single, ideal as a bedroom, nursery, or home office. Rear aspect window looking over the garden.

BATHROOM

7'02 x 5'07 (2.18m x 1.70m)
Tiled flooring and part tiled walls, fitted with panelled bath, wash hand basin, and low-level WC, front aspect frosted window.

SECOND FLOOR

BEDROOM ONE

18'11 x 11'03 (5.77m x 3.43m)
Occupying the entire top floor, this exceptional master suite is both spacious and light, with fitted storage and a large Velux window to the rear, with views over the surrounding countryside.

EN-SUITE

6'09 x 6'10 (2.06m x 2.08m)
Tiled flooring and part tiled walls. Modern suite including shower cubicle with shower off the mains, low-level WC, and wash hand basin.

OUTSIDE

The property is approached via a driveway providing off-road parking for two vehicles and access to a single garage. A small lawned area with mature shrubs adds kerb appeal and a path leads to the front door.

The rear garden is mainly laid to lawn with a patio seating area, ideal for entertaining. The garden is enclosed and very private, benefitting from having open fields to the rear.

SERVICES

Mains Gas, Electric, 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: D
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, turn left at the traffic lights and head towards Staunton Road. Turn left into Blakes Way and then turn left again. Follow the road around until reaching Cadora Way and the property can be found on your 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)

