



8 Copley Drive  
Coleford GL16 8RL

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

**£245,000**

A WELL-PRESENTED THREE BEDROOM HOME offering SPACIOUS LIVING ACCOMMODATION, a VERSATILE GROUND FLOOR ROOM, and a PRIVATE REAR GARDEN, situated in a POPULAR RESIDENTIAL LOCATION close to Coleford town.

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

Accessed via a partially double-glazed uPVC door. Featuring radiator and power points. Doors lead to the kitchen and lounge, with stairs rising to the first-floor landing.

## KITCHEN

16'04 x 10'01 (4.98m x 3.07m)

Kitchen (16'04 x 10'01)

Fitted with a range of base, wall and drawer-mounted units. Integrated oven with four-ring gas hob and extractor fan, integrated dishwasher, and space and plumbing for washing machine. Power and appliance points, part-tiled walls and front-facing double-glazed uPVC window. Breakfast bar and open access into the dining area.

## DINING AREA

With radiator, power points and front-facing double-glazed uPVC window, providing a practical and sociable space for everyday dining.

## LOUNGE

16'04 x 12'00 (4.98m x 3.66m)

A comfortable reception room featuring radiators, power points, television point and coving. Rear-facing double-glazed uPVC window and uPVC door opening directly onto the rear garden.

## GROUND FLOOR VERSATILE ROOM / UTILITY

A flexible space located beneath the stairs, previously forming part of the garage and currently used as a utility room. This adaptable room would also suit use as a home office, hobby room or additional storage area.

## FIRST FLOOR LANDING

With power point and access to loft space. Doors lead to all first-floor accommodation.



## BEDROOM ONE

12'05 x 9'07 (3.78m x 2.92m)

A double bedroom featuring radiator, power points and rear-facing double-glazed uPVC window.

## BEDROOM TWO

9'02 x 8'04 (2.79m x 2.54m)

With radiator, power points, built-in cupboard and front-facing double-glazed uPVC window.

## BEDROOM THREE

9'06 x 6'06 (2.90m x 1.98m)

Featuring radiator, power points and rear-facing double-glazed uPVC window.

## BATHROOM

Fitted with a white suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin and low-level WC. Heated towel rail, part-tiled walls and front-facing double-glazed uPVC frosted window.

## OUTSIDE

To the front of the property there is a driveway with off-road parking for two cars. The garden can also be accessed directly from the lounge. It is mostly laid to lawn and there is a patio providing a pleasant outdoor space for seating and entertaining.

## SERVICES

Mains water, electricity, gas and drainage connected.

## 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

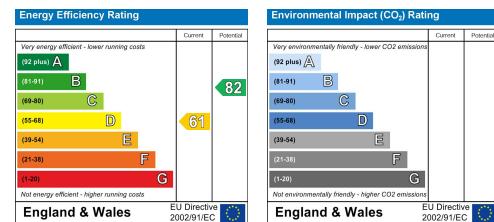
From the Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue taking the third right into Fairways, first right into Nash Way. Follow the road around to Copley Drive and the property can be found via our For Sale board.

## 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.



#### 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.



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