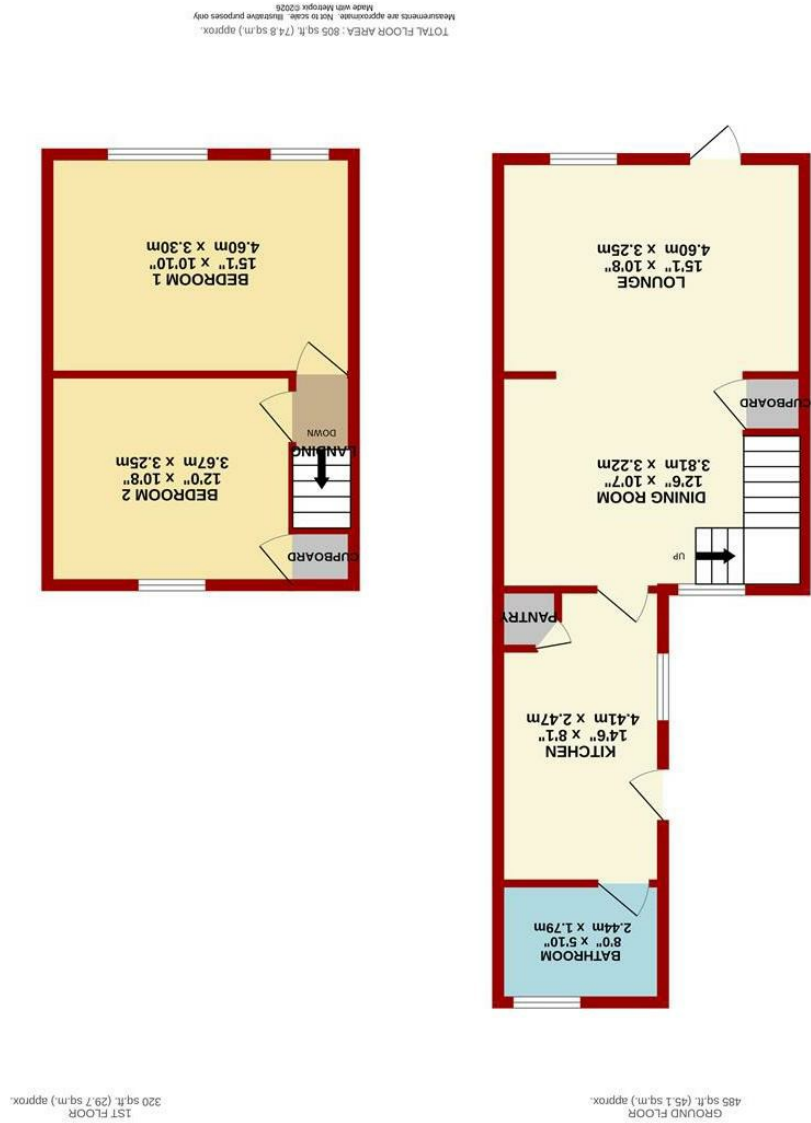


England & Wales
2002/03/EC

Environmental Impact (CO₂) Rating

CO₂ emissions (kg per person per year)

Category	CO ₂ Emissions (kg per person per year)
Total	11,780
Domestic	12,380
Transport	12,840
Other	13,400
Other	13,960
Other	14,520
Other	15,080
Other	15,640
Other	16,200
Other	16,760
Other	17,320
Other	17,880
Other	18,440
Other	19,000
Other	19,560
Other	20,120
Other	20,680
Other	21,240
Other	21,800
Other	22,360
Other	22,920
Other	23,480
Other	24,040
Other	24,600
Other	25,160
Other	25,720
Other	26,280
Other	26,840
Other	27,400
Other	27,960
Other	28,520
Other	29,080
Other	29,640
Other	30,200
Other	30,760
Other	31,320
Other	31,880
Other	32,440
Other	33,000
Other	33,560
Other	34,120
Other	34,680
Other	35,240
Other	35,800
Other	36,360
Other	36,920
Other	37,480
Other	38,040
Other	38,600
Other	39,160
Other	39,720
Other	40,280
Other	40,840
Other	41,400
Other	41,960
Other	42,520
Other	43,080
Other	43,640
Other	44,200
Other	44,760
Other	45,320
Other	45,880
Other	46,440
Other	47,000
Other	47,560
Other	48,120
Other	48,680
Other	49,240
Other	49,800
Other	50,360
Other	50,920
Other	51,480
Other	52,040
Other	52,600
Other	53,160
Other	53,720
Other	54,280
Other	54,840
Other	55,400
Other	55,960
Other	56,520
Other	57,080
Other	57,640
Other	58,200
Other	58,760
Other	59,320
Other	59,880
Other	60,440
Other	61,000
Other	61,560
Other	62,120
Other	62,680
Other	63,240
Other	63,800
Other	64,360
Other	64,920
Other	65,480
Other	66,040
Other	66,600
Other	67,160
Other	67,720
Other	68,280
Other	68,840
Other	69,400
Other	69,960
Other	70,520
Other	71,080
Other	71,640
Other	72,200
Other	72,760
Other	73,320
Other	73,880
Other	74,440
Other	75,000
Other	75,560
Other	76,120
Other	76,680
Other	77,240
Other	77,800
Other	78,360
Other	78,920
Other	79,480
Other	80,040
Other	80,600
Other	81,160
Other	81,720
Other	82,280
Other	82,840
Other	83,400
Other	83,960
Other	84,520
Other	85,080
Other	85,640
Other	86,200
Other	86,760
Other	87,320
Other	87,880
Other	88,440
Other	89,000
Other	89,560
Other	90,120
Other	90,680
Other	91,240
Other	91,800
Other	92,360
Other	92,920
Other	93,480
Other	94,040
Other	94,600
Other	95,160
Other	



£230,000

A CHARACTERFUL TWO DOUBLE BEDROOM TERRACED HOME, offering WELL-BALANCED AND DECEPTIVELY SPACIOUS ACCOMMODATION with an OPEN PLAN LOUNGE/DINING ROOM, a wealth of PERIOD FEATURES INCLUDING EXPOSED STONework AND BEAMS, and a GENEROUS 180ft REAR GARDEN enjoying sun throughout the day.

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.



LOUNGE

15'01 x 10'08 (4.60m x 3.25m)

Accessed via part double glazed uPVC door. A warm and inviting space featuring tiled flooring, a feature fireplace with inset log burning stove and stone surround, exposed stonework and character beams. Radiator, power points, television point and front aspect double glazed uPVC window. Open plan through to:

DINING ROOM

12'06 x 10'07 (3.81m x 3.23m)

A continuation of the tiled flooring with a further character fireplace housing a traditional range with stone surround. Radiator, power points, understairs storage cupboard, stairs to first floor and rear aspect double glazed uPVC window. Door to:

KITCHEN

14'06 x 8'01 (4.42m x 2.46m)

Fitted with a range of base and wall mounted units with rolled edge worktops and single bowl stainless steel sink with mixer tap. Integrated oven with four ring electric hob, space and plumbing for washing machine and space for fridge freezer. Part tiled walls, power points and exposed beams. Side aspect double glazed uPVC window and door leading out to the garden. Door to:

PANTRY

Useful additional storage space with shelving, power and space for tumble dryer.

BATHROOM

8'00 x 5'10 (2.44m x 1.78m)

Comprising a white suite with panelled bath and shower over, WC and wall mounted wash hand basin. Tiled flooring and walls, radiator and rear aspect frosted double glazed uPVC window.

FIRST FLOOR LANDING

Access to both bedrooms and loft space (part boarded).

BEDROOM ONE

15'01 x 10'10 (4.60m x 3.30m)

A spacious double bedroom with two front aspect double glazed uPVC windows, radiator and power points. Ample space for wardrobes.

BEDROOM TWO

12'01 x 10'08 (3.68m x 3.25m)

Double bedroom with rear aspect double glazed uPVC window, radiator and power points. Airing cupboard housing the combi boiler.

OUTSIDE

To the front, the property is accessed via a wrought iron gate with enclosed low maintenance garden laid to gravel. To the rear, there is a generous, enclosed garden which is mainly laid to lawn, enjoying a sunny east facing aspect. The garden benefits from both patio and decked seating areas, mature trees, shrubs and fruit trees, along with a feature fish pond. Due to its length, the garden enjoys sunlight throughout the day, making it a fantastic outdoor space.

SERVICES

Mains Gas, Electricity, 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 tbc.

LOCAL AUTHORITY

Council Tax Band: B
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 our Coleford office, proceed to the traffic lights and take a right. Follow the road until getting to another set of traffic lights where you will take a left turning. Follow this road along until the end of Tufthorn Road 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)

