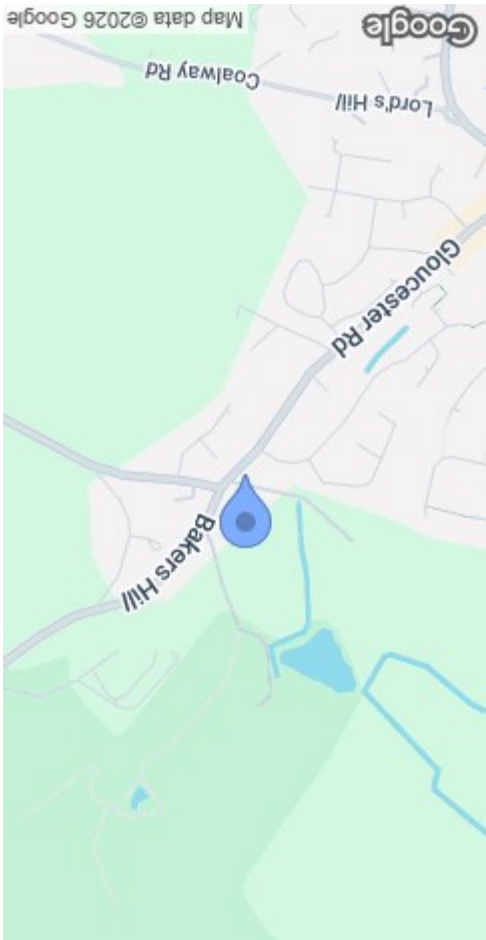




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating	Energy Efficiency Rating	Environmental Impact (CO ₂) 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



GROUND FLOOR



111 Gloucester Road
 Coleford GL16 8BN

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£240,000

A WELL-PROPORTIONED TWO-BEDROOM BUNGALOW situated in a POPULAR RESIDENTIAL LOCATION offering OFF-ROAD PARKING FOR MULTIPLE VEHICLES, a CONSERVATORY OVERLOOKING FARMLAND, and an ENCLOSED REAR GARDEN with pleasant rural views.

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

11'06 x 4'08 (3.51m x 1.42m)

Accessed via a uPVC double-glazed entrance door with partially frosted panel. The hallway provides access to the principal rooms and features a radiator, power points, loft access, and an airing cupboard housing the hot water tank. Additional built-in storage with shelving.

LOUNGE

17'07 x 9'04 (5.36m x 2.84m)

A bright reception room featuring a large front-aspect uPVC double-glazed window overlooking the front garden. The room benefits from a radiator, power points, TV point, decorative coving, and ceiling rose. A serving hatch provides access to the kitchen, and a partially glazed internal door leads through to the conservatory.

CONSERVATORY

11'03 x 8'02 (3.43m x 2.49m)

Constructed with uPVC double-glazed surrounds set upon a half-height uPVC base. uPVC double-glazed French doors provide direct access to the rear garden and enjoy attractive views across neighbouring farmland, creating a pleasant additional living space.

KITCHEN

11'09 x 6'00 (3.58m x 1.83m)

Fitted with a range of wall-mounted and base units with roll-top work surfaces over. Inset one-and-a-half bowl stainless steel sink with drainer and mixer tap. Integrated four-ring gas hob with gas oven to the side. Space and plumbing for a washing machine and space for a fridge freezer. Additional features include power points, fuse board, and a rear-aspect uPVC double-glazed window.

BATHROOM

5'11 x 5'05 (1.80m x 1.65m)

Comprising a panelled bath with electric shower over, vanity wash hand basin with storage beneath, and radiator. The walls are partially tiled. Additional features include an extractor fan and a side-aspect uPVC double-glazed frosted window.

SEPARATE WC

5'11 x 2'08 (1.80m x 0.81m)

Fitted with a low-level WC and radiator, along with a side-aspect uPVC double-glazed window providing natural light.

BEDROOM ONE

12'05 x 10'11 (3.78m x 3.33m)

A well-proportioned double bedroom featuring a front-aspect uPVC double-glazed window overlooking the front garden. Additional features include a radiator, power points, and decorative coving.

BEDROOM TWO

10'09 x 9'07 (3.28m x 2.92m)

A comfortable second bedroom with a rear-aspect uPVC double-glazed window overlooking the garden. The room benefits from a radiator and power points.

OUTSIDE

Front Garden & Parking

To the front of the property is a block paved driveway providing off-road parking for approximately three to four vehicles. The driveway is enclosed by a low-level wall and accessed via two iron gates. Raised beds to the front currently house a variety of mature shrubs, adding to the property's kerb appeal. Access to the garage also.

Rear Garden

The enclosed rear garden features a paved patio area with steps leading down to a lawn. The garden is bordered by mature shrubs and enclosed by a combination of walling, fencing, and hedging. The property enjoys pleasant open views across neighbouring farmland to the rear, creating a peaceful outdoor setting.

SERVICES

Mains Gas, Electricity, Water and Drainage.

AGENTS NOTE

There is planning consent for a proposed residential development in the adjacent fields. The planning reference number is: P1594/23/FUL

If you would like any further information please ask a member of the team.

Probate awaiting to be granted.

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: C
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 and go straight over into Gloucester Road. Carry on along this road for approximately quarter of a mile where the property can be located along on the left hand side as indicated 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.

